

Ref. 2775 – **VILLA SPARVIERO**

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SEA VIEW MODERN VILLA FOR SALE IN PUNTA ALA, TUSCAN COAST

Punta Ala – Grosseto – Tuscany



Interiors
636 sqm

Bedrooms
12

Bathrooms
12

Total land
3,260 sqm



In the renowned resort of Punta Ala, in a panoramic position overlooking the sea, modern villa with seven apartments for sale. The property is in excellent condition and thanks to a well-designed subdivision is very suitable as an income property, as the apartments have all amenities and exclusive outdoor areas (patios and/or terraces). All the units are connected and with just a few changes the building could be converted into a single house.

SUMMARY OF THE PROPERTY

REFERENCE #: 2775 – VILLA SPARVIERO

TYPE: modern villa

CONDITIONS: excellent

LOCATION: residential area, sea view

ACCESS: excellent, paved road

INTERIORS: 636 square meters (6,843 square feet)

TOTAL ROOMS: 23

BEDROOMS: 12

BATHROOMS: 12

ANNEXES: garage

MAIN FEATURES: seven apartments, sea view, panoramic terraces, garden, private garage, terracotta flooring, paved patio

EXTERIOR: 3,260 square meters (0.8 ac)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 131.24 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Castiglione della Pescaia (19km; 20'), Follonica (19km; 25'), Grosseto (43km; 45'), Piombino (45km; 50'), Porto Santo Stefano (86km; 1h 30'), Porto Ercole (88km; 1h 30'), Montalcino (98km; 1h 30'), Saturnia (99km; 1h 50'), Siena (116km; 1h 40'), San Gimignano (117km; 2h 15'), Pienza (121km; 2h), Monteriggioni (131km; 1h 50'), Gaiole in Chianti (144km; 2h), Viareggio (151km; 1h 50'), Arezzo (180km; 2h 30'), Florence (189km; 2h 30')

CLOSEST AIRPORTS

Grosseto C. Baccarini (43km; 45'), Pisa G. Galilei (131km; 1h 35'), Firenze A. Vespucci (183km; 2h 15'), Roma Fiumicino (109km; 2h 35'), Roma Ciampino (230km; 2h 50'), Bologna G. Marconi (271km; 3h 5')

VILLA SPARVIERO

In the renowned resort of **Punta Ala**, in a panoramic position overlooking the sea, **modern villa** with **seven apartments** for sale. The property is in excellent condition and thanks to a well-designed subdivision is very suitable as an **income property**, as the apartments have all amenities and exclusive outdoor areas (patios and/or terraces). All the units are connected and with just a few changes the building could be converted into a single house.

The **villa** (600 sqm – 6,456 sqft, 12 bedrooms and 12 bathrooms) is a large four-story building that houses, in addition to several rooms used as cellars/storage rooms, seven independent apartments, all with their own exclusive outdoor area.

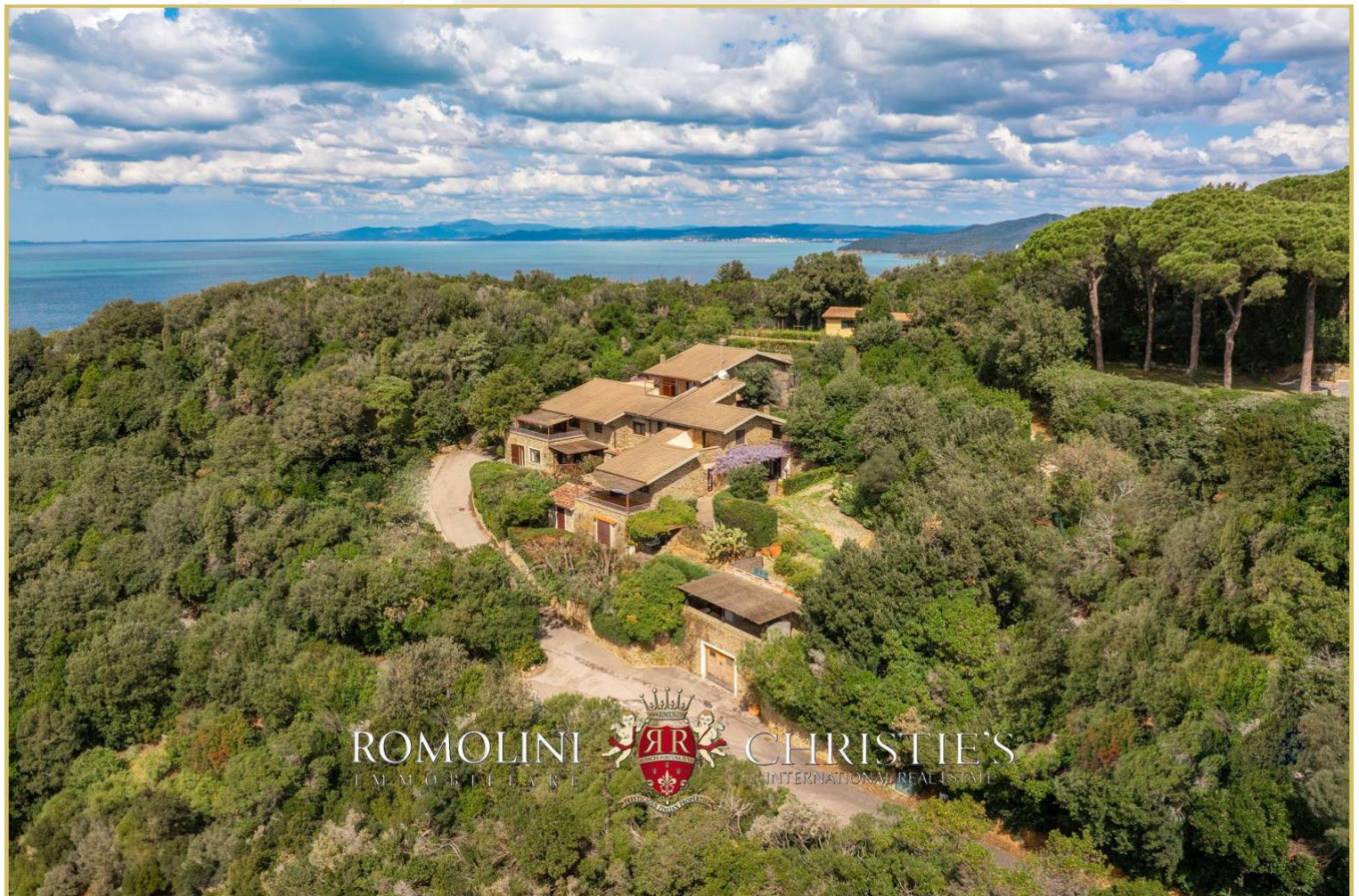
- **Apt. N°1:** living room, kitchen with pantry, utility room, two bedrooms and bathroom;
- **Apt. N°2:** living room with terrace, kitchen, two bedrooms and two bathrooms;
- **Apt. N°3:** living room with terrace, kitchen, closet, two bedrooms and two bathrooms;
- **Apt. N°4:** living room with kitchenette and terrace, two bedrooms and two bathrooms;
- **Apt. N°5:** living room, bedroom and bathroom;
- **Apt. N°6:** studio apartment with bathroom;
- **Apt. N°7:** living room, two bedrooms and two bathrooms.

The house is surrounded by a **private garden of approx. 3,200 sqm**, well-maintained and organized on terraces to make the most of the available area. All around the building the open spaces are paved and can easily accommodate chairs and tables for convivial outdoor moments. The green area features two separate entrances, with ample staircases, and the house has more than enough space to park several cars.

The ramp up to the house is very wide and provides more than enough space to park several cars.

A short distance from the villa is a **spacious garage** (36 sqm – 387 sqft) located right along the road and easy to access.

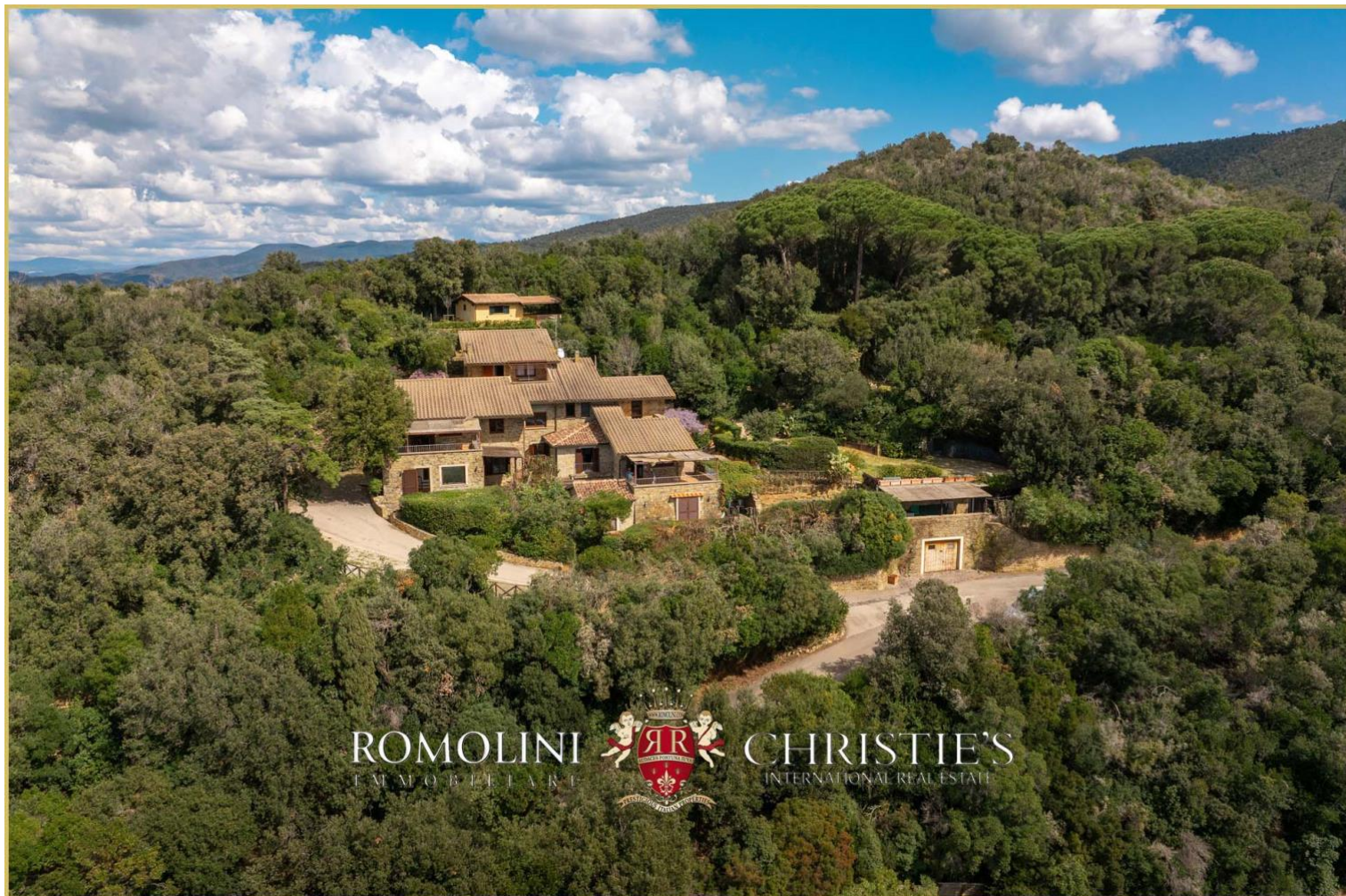
The property is located in the upper part of Punta Ala: services are available within two kilometers from the house as well as the best-known beaches in the area. However, the distances are easily covered on foot.





























































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com