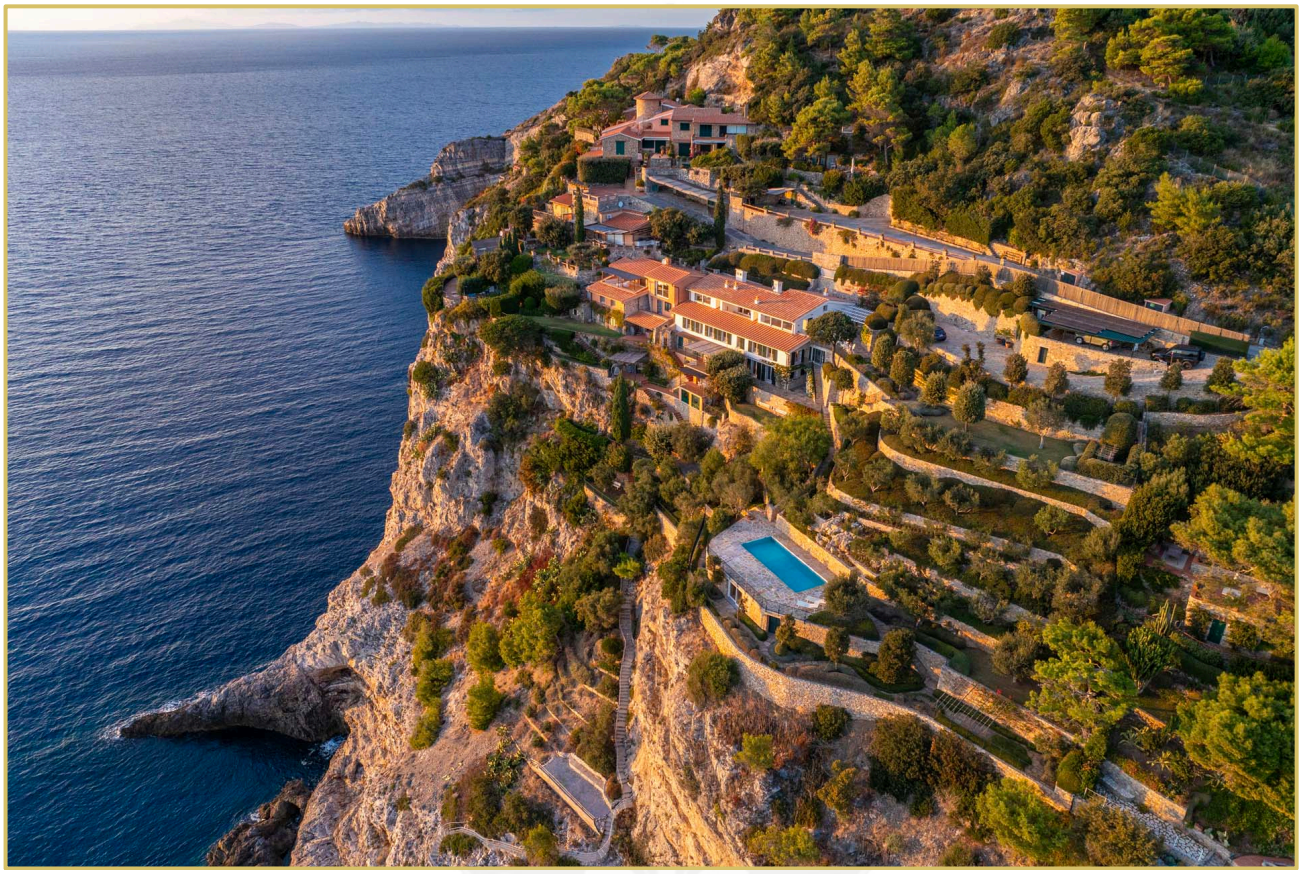
Ref. 3174 – **VILLA CORALLO** www.romolini.com/en/3174

VILLA WITH PRIVATE SEA ACCESS AND POOL FOR SALE IN ARGENTARIO, TUSCANY

Porto Santo Stefano – Grosseto – Tuscany



Interiors	Bedrooms	Bathrooms
436 m²	5	6

Total land	Swimming pool
5,800 m²	10 × 4 m

In an exclusive location, perched on the cliffs of Monte Argentario and enhanced by a charming private access to the sea, this 436-m² villa is arranged over three levels and offers bright interiors with splendid sea views, panoramic outdoor spaces with breathtaking views of the sunset and a pleasant sense of continuity between indoor and outdoor living.

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ROMOLINI IMMOBILIARE | CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3174 – VILLA CORALLO
TYPE: villa
CONDITION: excellent condition
LOCATION: waterfront
ACCESS: excellent

INTERIORS: 436 square meters (4,691 square feet)
TOTAL ROOMS: 19
BEDROOMS: 5
BATHROOMS: 6
ANNEXES: utility room, storage

MAIN FEATURES: private sea access, covered parking spaces, terraced garden, swimming pool

EXTERIOR: 5,800 square meters (1.4 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 10 × 4 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: LPG
HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Porto Santo Stefano (7 km; 15'), Porto Ercole (18 km; 25'), Orbetello (15 km; 25'), Albinia (25 km; 30'), Talamone (35 km; 40'), Capalbio (45 km; 45'), Magliano in Toscana (50 km; 50'), Manciano (60 km; 1h), Grosseto (65 km; 1h), Scansano (70 km; 1h 10'), Saturnia (75 km; 1h 15'), Pitigliano (90 km; 1h 30'), Castiglione della Pescaia (95 km; 1h 20'), Sovana (95 km; 1h 30'), Follonica (120 km; 1h 35'), Massa Marittima (120 km; 1h 40'), Montalcino (125 km; 1h 45'), Siena (155 km; 2h), Volterra (190 km; 2h 30'), Florence (200 km; 2h 35'), Rome (150 km; 1h 55')

CLOSEST AIRPORTS

Grosseto C. Baccarini (55km; 1h), Roma Fiumicino (153 km; 1h 55'), Roma Ciampino (170 km; 2h 10'), Firenze A. Vespucci (200 km; 2h 35'), Pisa G. Galilei (206 km; 2h 20')

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VILLA CORALLO

In an exclusive location, **perched on the cliffs of Monte Argentario** and enhanced by a **charming private access to the sea**, the villa is arranged over **three levels** and offers bright interiors with splendid sea views, panoramic outdoor spaces and a pleasant sense of continuity between indoor and outdoor living.

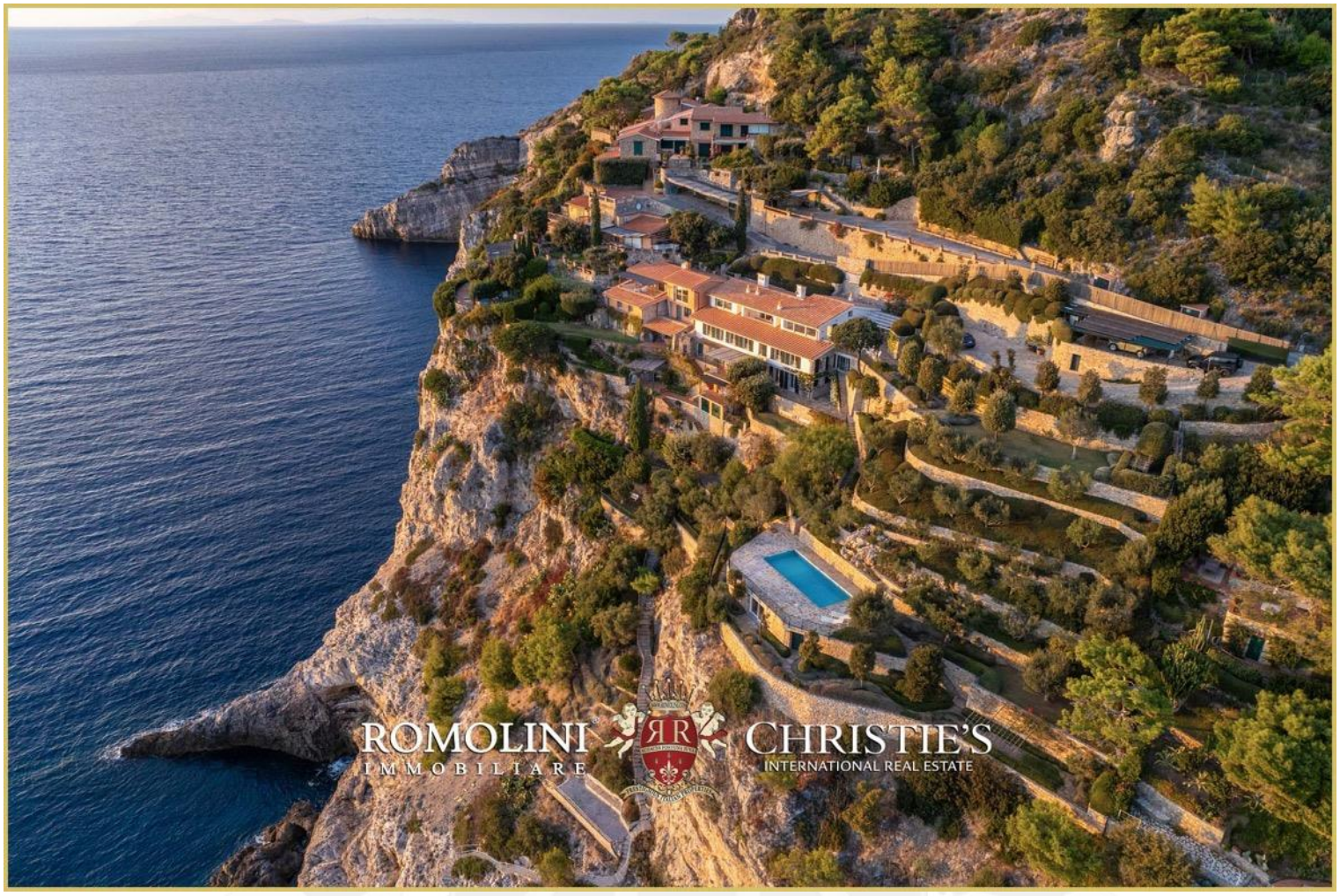
The main floor features an **open-plan kitchen and dining area**, with French doors opening directly onto the **large balcony**, partially covered by a canopy and furnished with an **outdoor dining table** for enjoyable al fresco gatherings. Completing this level are a welcoming living room with access to the balcony, a study and a guest bathroom.

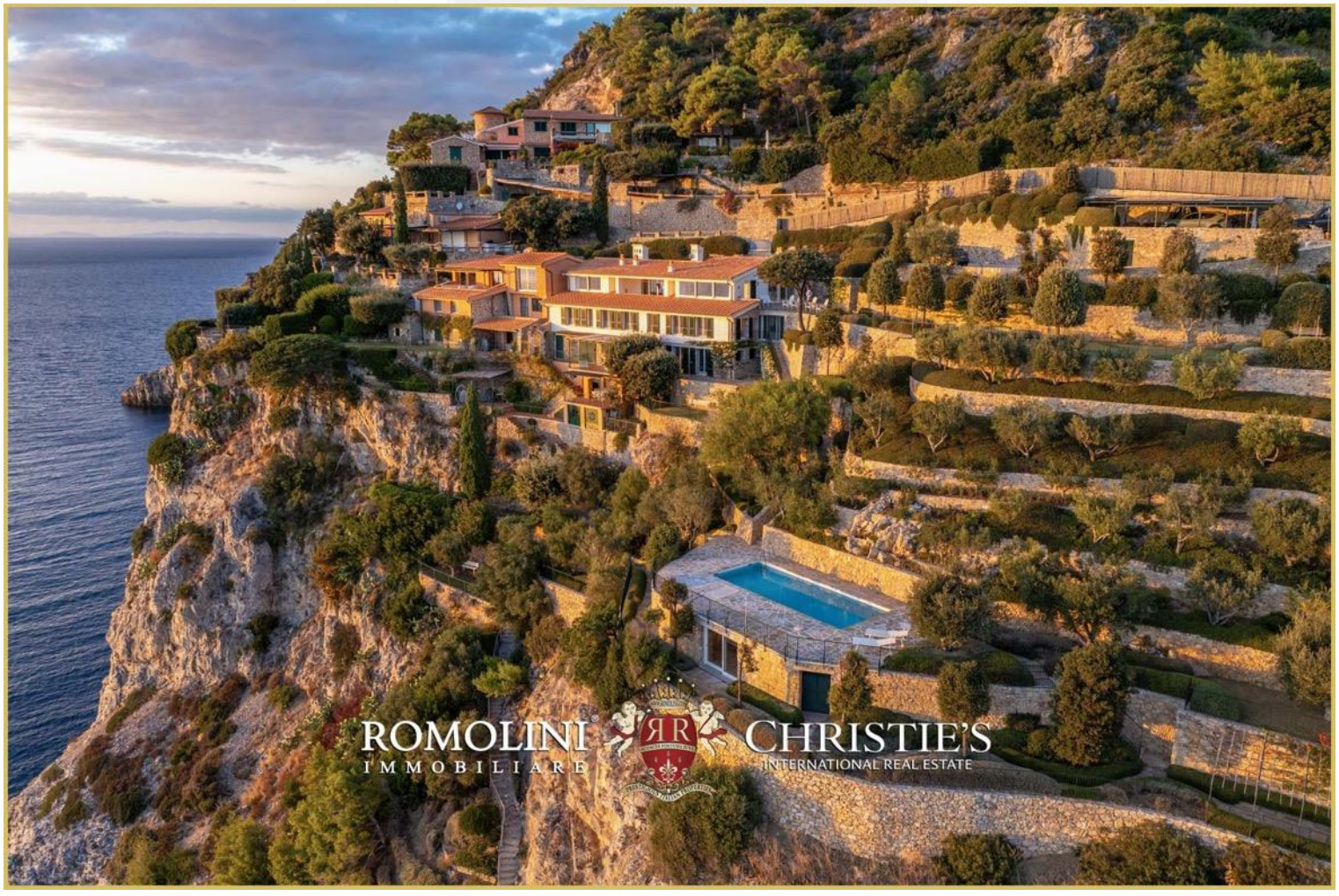
The **sleeping area is arranged over the two lower levels**. The first lower level accommodates **three bedrooms, each with an en-suite bathroom**, as well as two practical storage rooms and a **walk-in wardrobe**. The second lower level features **two further bedrooms, both with en-suite bathrooms**, as well as a wardrobe.

The outdoor spaces are another highlight of the property: a **panoramic terraced garden** offers pleasant outdoor areas, while the **swimming pool with its sea-facing sunbathing area** provides the ideal setting for moments of relaxation in a truly charming environment. The property is completed by a utility room, a storage room and **two covered parking spaces**.



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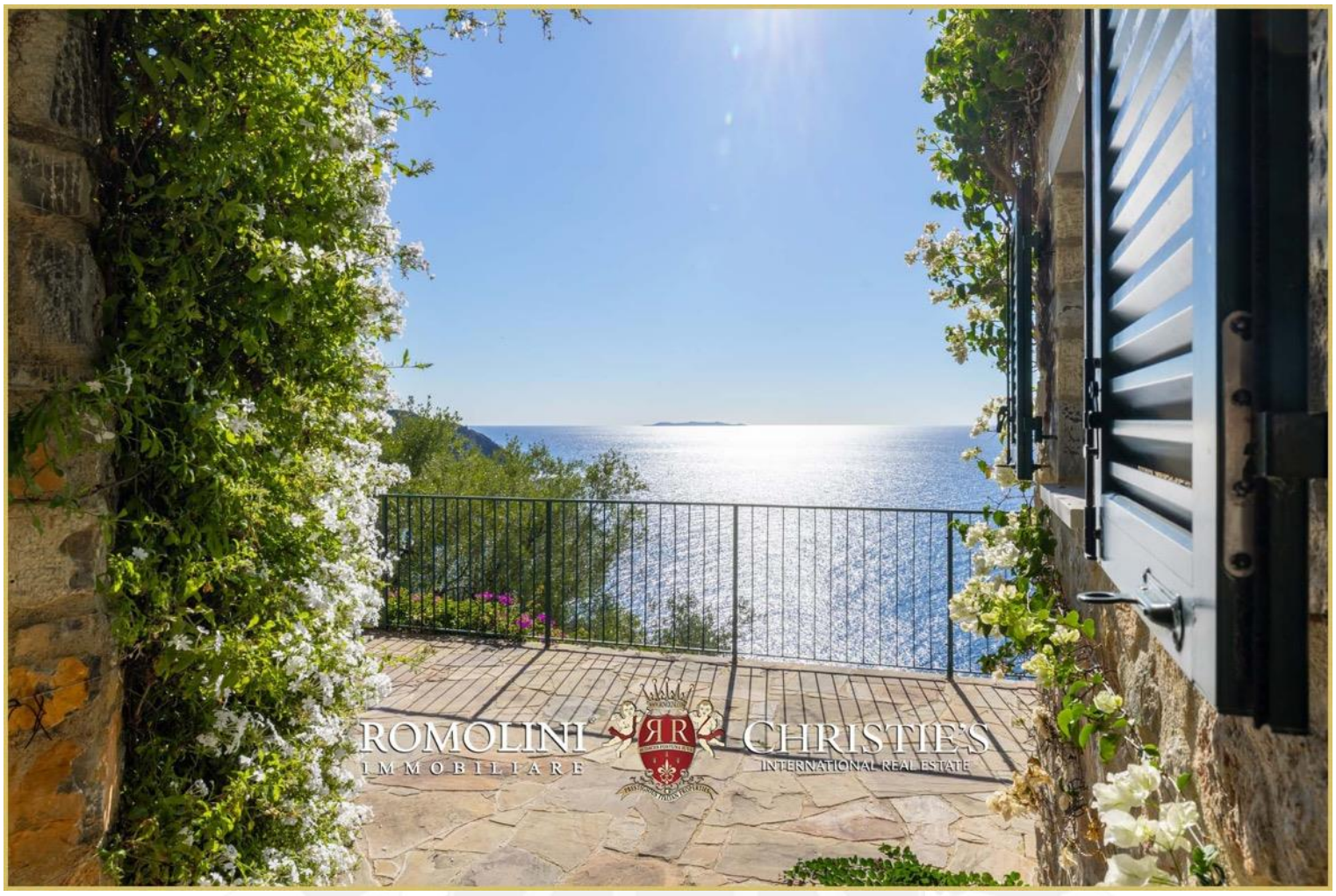

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