



PROPERTY REPORT

(5197) MONTE ARGENTARIO, ENCHANTING PROPERTY

Location:

The property is located at the following distances from major towns and cities: Porto Santo Stefano (7 km; 15 min); Orbetello (16 km; 25 min); Porto Ercole (17 km; 25 min); Grosseto (52 km; 55 min); Terme di Saturnia (64 km; 1h 10 min); Castiglione della Pescaia (72 km; 1h 15 min); Punta Ala (92 km; 1h 30 min); Montalcino (105 km; 1h 35 min); Siena (125 km; 1h 45 min); Rome (170 km; 2h 20 min); Florence (200 km; 2h 50 min). The nearest airports are: Grosseto C. Baccarini (53 km; 55 min); Rome Fiumicino (150 km; 1h 55 min); Rome Ciampino (170 km; 2h 5 min); Pisa Galilei (206 km; 2h 25 min); Florence A. Vespucci (206 km; 2h 35 min).

Description:

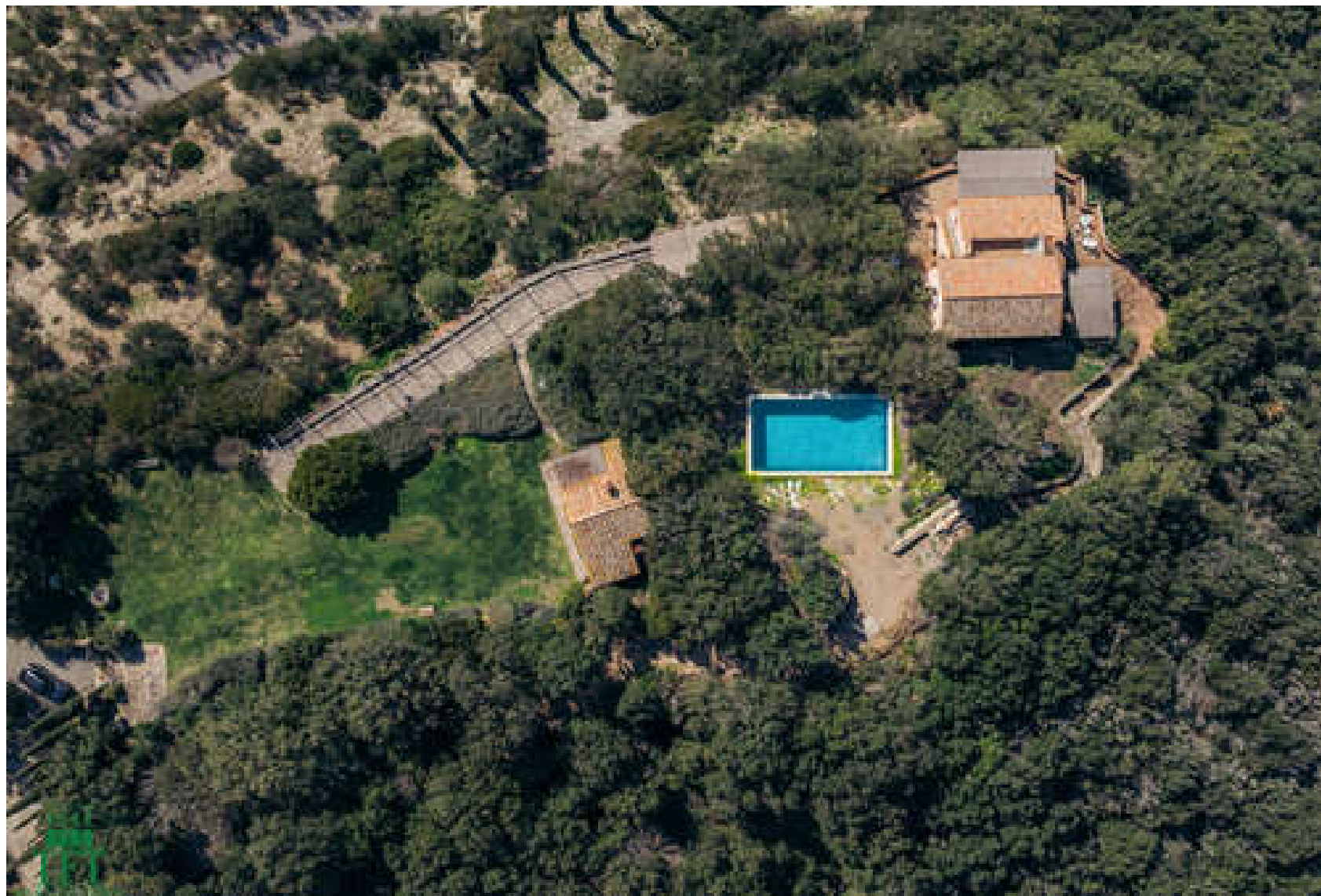
In a privileged and panoramic position on the stunning Argentario coast, this exclusive luxury villa with sea views and a guesthouse is a true corner of paradise. Nestled in tranquility and surrounded by lush nature, the property is perfect for those who wish to enjoy a relaxing atmosphere without compromising on breathtaking views and high-end comforts. The villa, in excellent structural condition, is spread over three levels for a total of 265 sqm and features elegant, bright spaces. The basement level includes two bedrooms with en-suite bathrooms, a study – which can easily be converted into a fourth bedroom – a laundry room, a storage room, and two service bathrooms. The ground floor is dedicated to social living, with a spacious living room and a large kitchen. On the first floor, the master bedroom with an en-suite bathroom opens onto a magnificent panoramic terrace. At the rear, a second exit leads via a small bridge to a flat area where a stunning 17 x 5-meter swimming pool is nearing completion, seamlessly integrated into the natural surroundings. All around the villa, a large paved terrace is adorned with pergolas, built-in sofas, and tables, ideal for outdoor dining. Just a few steps away, the 45 sqm guesthouse offers a cozy living area, a double bedroom, and a bathroom, making it an ideal space for guests or an independent residence. Next to it, a large 75 sqm canopy can be used for boat or agricultural equipment storage. The approximately 800 sqm garden is a green oasis meticulously maintained, featuring an irrigation system and ample spaces perfect for both relaxation and social gatherings. A charming pergola covered in climbing plants gently leads the way to the main villa, creating a romantic and evocative atmosphere. The property extends over approximately 2 hectares, an unspoiled natural retreat where the lush vegetation ensures privacy and seclusion without obstructing the spectacular sea views and the breathtaking panorama of the Tuscan Archipelago islands.

Asking price € 2.800.000,00

Description

ROOMS	5	GARDEN	Yes
TYPE	Villa	TERRACE	Yes
BATHROOMS	6	CELLAR	Yes
FLOOR	Multi-level	CAR-PARK	Yes -
FLOOR AREA SQ M	385Sq.m	HEATING	Autonomous
		AIR CONDITIONING	Yes

Features



Photos



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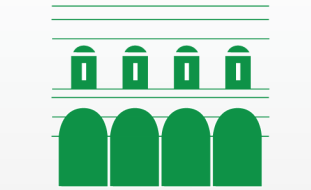
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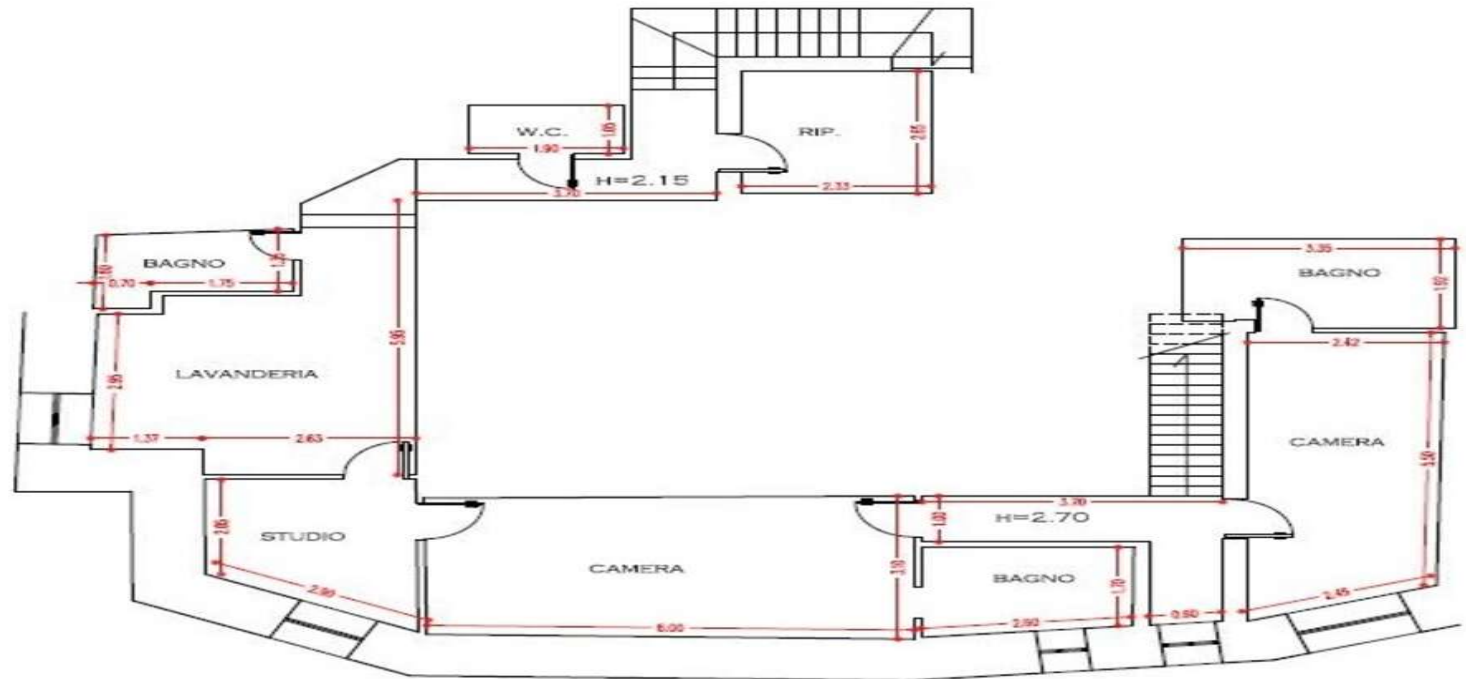


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PIANO INTERRATO

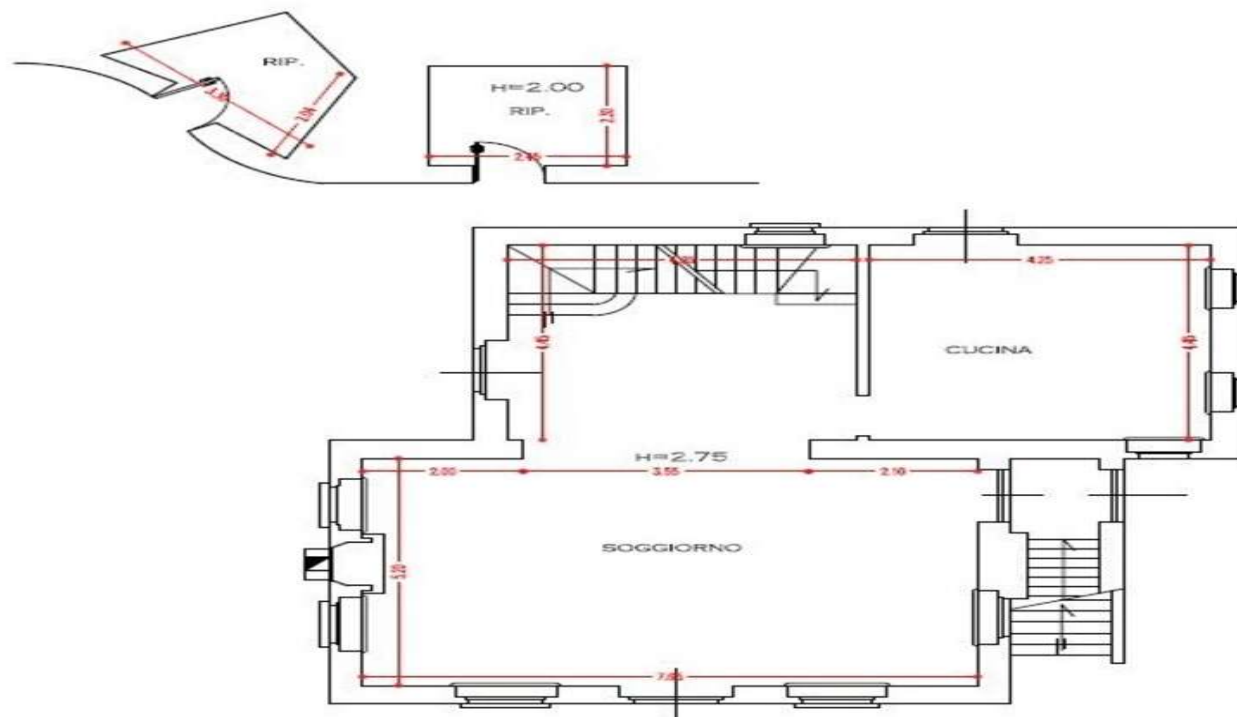
Floorplan



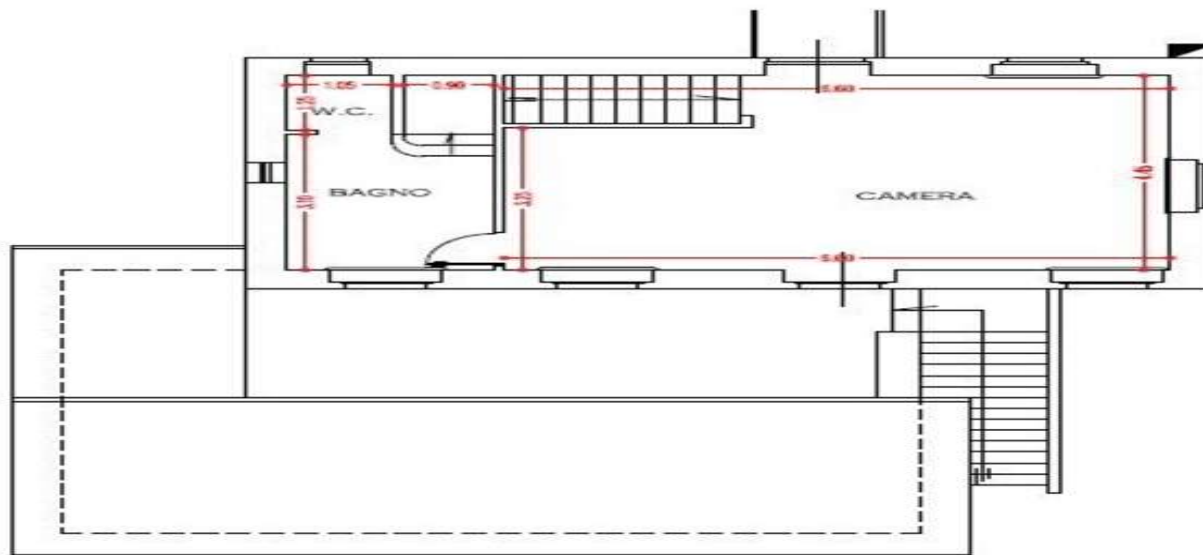
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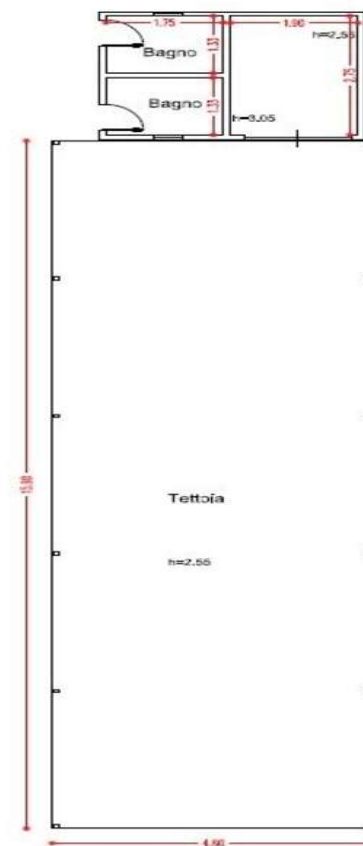
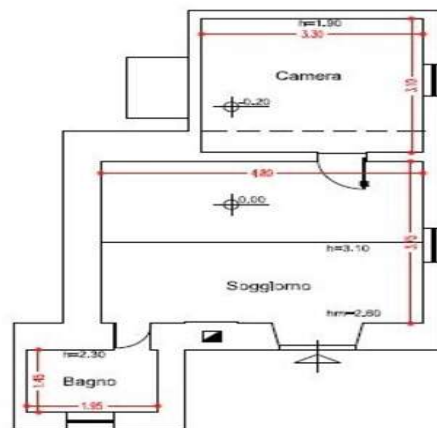


Floorplan



PIANO PRIMO

Floorplan



Floorplan



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