



Category: Villa

Location: Monte Argentario

Province: Grosseto

Rif: 425

Premises surface: 270

Price: 1.700.000,00

Reference: 425

N° bagni: 4

N° Camere: 4

COUNTRY VILLA WITH SEA VIEW! Detached villa, completely renovated, with large exclusive land 1 km from the sea and the city of Porto Ercole. The property is located on the hill above Porto Ercole in a panoramic and dominant position. From every corner of the garden and the house you can appreciate the wonderful view of the Port of Cala Galera, the city of Porto Ercole and the three fortifications that stand on the coast of Monte Argentario. The villa is arranged on 3 levels: - on the ground floor there is the living area with a large lounge overlooking the porch and the valley, a kitchenette and a bathroom and air conditioning; - on the first floor there are 3 bedrooms with shared bathroom and 1 study; - on the second floor there is the fourth bedroom with en-suite bathroom and air conditioning; There are also secondary volumes, including: - a tavern with bathroom and laundry; - closed room with wood oven; - a warehouse; All the rooms are very bright and spacious and from every window and terrace you can enjoy the splendid view of Porto Ercole and appreciate the climate of Monte Argentario. The outdoor spaces are also well-kept and designed to have shaded areas, very useful during the hottest hours, but also terraced spaces, very suggestive and overlooking the coast. The favorable climate and the owner's attention have allowed trees, even very particular ones, to grow and develop in this wonderful garden; a garden that also extends downstream from the access road for another 1,500 square meters, completely fenced and well-kept where it is possible to build a swimming pool or any other service relevant to the context. The villa has been recently renovated and does not require renovation work unless for different needs. The villa was part of a larger building complex, divided into two almost independent properties and attached only on one side to the first and second floors. The villa therefore shares only one side of the house and the driveway. This real estate property can be ideal for those looking for an exclusive property in a private and dominant position and at the same time close to the main services, the port and the promenade of Porto Ercole, a villa already renovated and ready to use, with a well-maintained garden and many panoramic spaces but above all that does not require other modernization works.







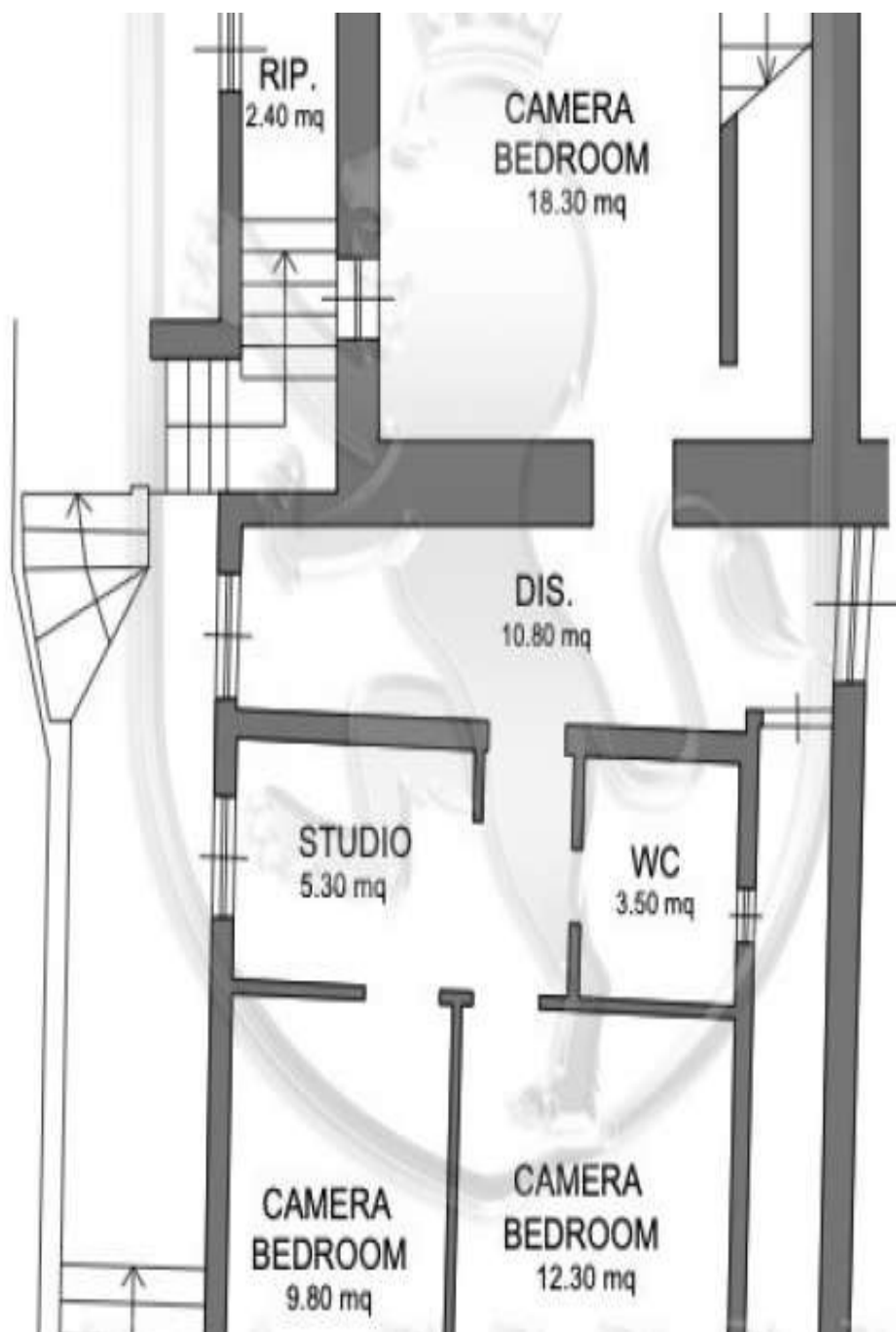














MANINI

