

FANTASTIC VILLA A CALA PICCOLA

2 000 000 €

Lot №:	1608-2001	Type:	Sale - Houses/Villas
Location:	Italy - Tuscany - Porto Santo Stefano	Area:	370 m ²
Land area:	3500 m ²	Bedrooms:	4
Bathrooms:	4+	Renovation:	Very well
Balconies:	1	Terraces:	2
Floor:	1	Number of floors:	2
Heating:	Autonomous heating	Year of construction:	1965
Distance to sea:	200 m	Distance to airport:	155 km

Property features:

Balcony	Appliances	Internet	Fireplace/stove
Air conditioning	Furnishings	Park	Parking
Signaling	Satellite TV	Phone	Terrace

Description:

Porto Santo Stefano, in the exclusive resort of **Cala Piccola**, is situated this prestigious villa built in the early 60s with a breath-taking view on the **island of Giglio**. The particular 370 sqm structure, characterized by the stone tower, develops on two levels. It is surrounded by a 3,500 sqm garden consisting of lawns, flowers, olive trees, pines and palms. The atmosphere you breathe is magical, your gaze is lost in the crystal-clear sea up to the island of Montecristo, splendid sunsets are the backdrop to this luxury residence.

Cala Piccola is located overlooking the Argentario sea, 15 minutes by car from Porto Santo Stefano and 30 minutes from Porto Ercole. Its panoramic position offers a 360-degree view of the Cala cliffs, the sea and the islands of Giglio and Giannutri. **Rome** and **Florence** are about 180 km away. Within the exclusive Cala Piccola residential complex managed by the "Cala Piccola" Consortium attentive to the general maintenance of the area, members can enjoy the private beach, a splendid spa, exclusive restaurants and resorts.

Nestled in the lush vegetation overlooking the sea, this villa enjoys its private access. The ability to park 3 cars comfortably differentiates it from other properties; entering the ground floor you are surprised by the sea view of the living room illuminated by 6 windows, by the large atmospheric fireplace and by the habitable terrace accessible from the living area. Two bedrooms with balcony and washroom beyond the laundry complete this part. On the floor below, reachable via a comfortable stone staircase, the eat-in kitchen with pantry connected to the service area (bedroom, bathroom and hallway) creates the right privacy to enjoy in peace the silence and the unique colors of the Tuscan coast. The large dining room with the rustic fireplace overlooks the splendid porch and the garden, two double bedrooms with bathroom make up this part.

On the top floor a spacious roof terrace offers an unforgettable 360-degree view. Definitely convenient for the distribution of internal spaces and unique in terms of sun exposure and the beauty of its garden.

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The villa is in excellent condition, the precious ceramic floors of the living area are decorated by hand, the stone columns alternate with the walls of "rough" plaster, for the bathrooms have been used elegant ceramics with cheerful and refined colors. The systems are all functional, the electrical one to be checked. The external and internal windows protect from heat and cold making this property perfect to be lived all year round.

The enchanting 3500 sqm garden surrounds the whole property, gently and forming livable terraces it descends towards the sea. Lush olive trees, lemon and orange trees spread a pleasant fragrance in the air. A brick oven and BBQ area serve the large porch that can accommodate many people on summer evenings. It is possible to build the infinity pool overlooking the portico of the living area.

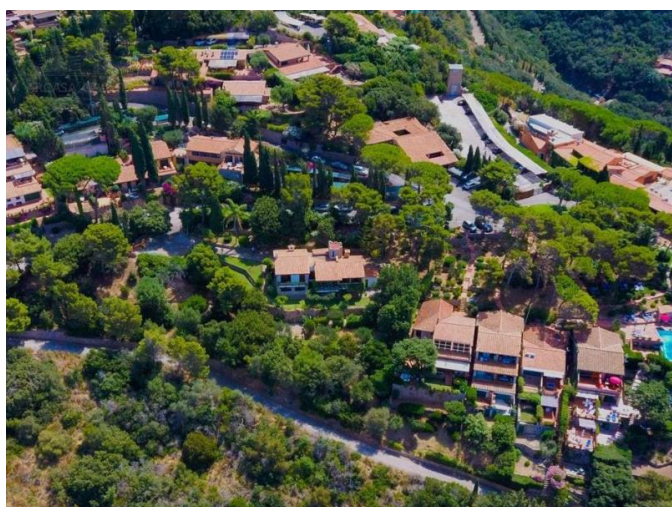
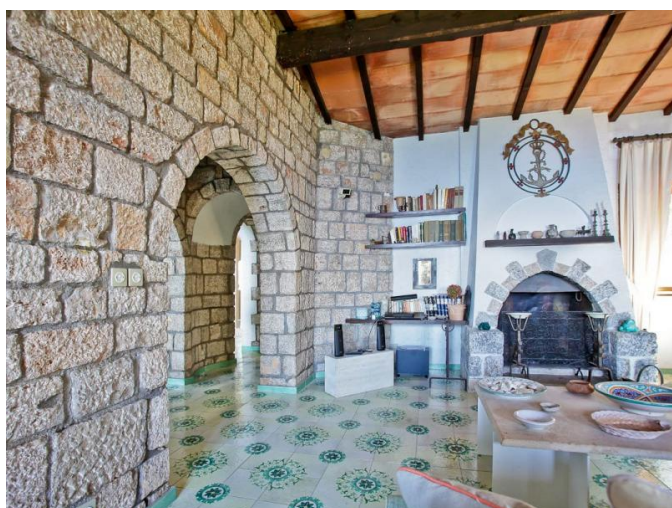
A perfect property to become a family holiday home or even the main house for those who want to experience the sea every day.



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