

Scarolino – Toscana

# Villa with enchanting panoramic views and olive grove in a dominant position above the port of Scarolino

Property ID: IT244151279



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LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 2.000 m<sup>2</sup>

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## At a glance

Property ID	IT244151279
Living Space	ca. 300 m <sup>2</sup>
Available from	According to the arrangement
Rooms	12
Bedrooms	7
Bathrooms	5

Commission	Subject to commission
Total Space	ca. 300 m <sup>2</sup>
Usable Space	ca. 0 m <sup>2</sup>

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	27.03.2034	Final Energy Demand	226.07 kWh/m <sup>2</sup> a
		Energy efficiency class	G

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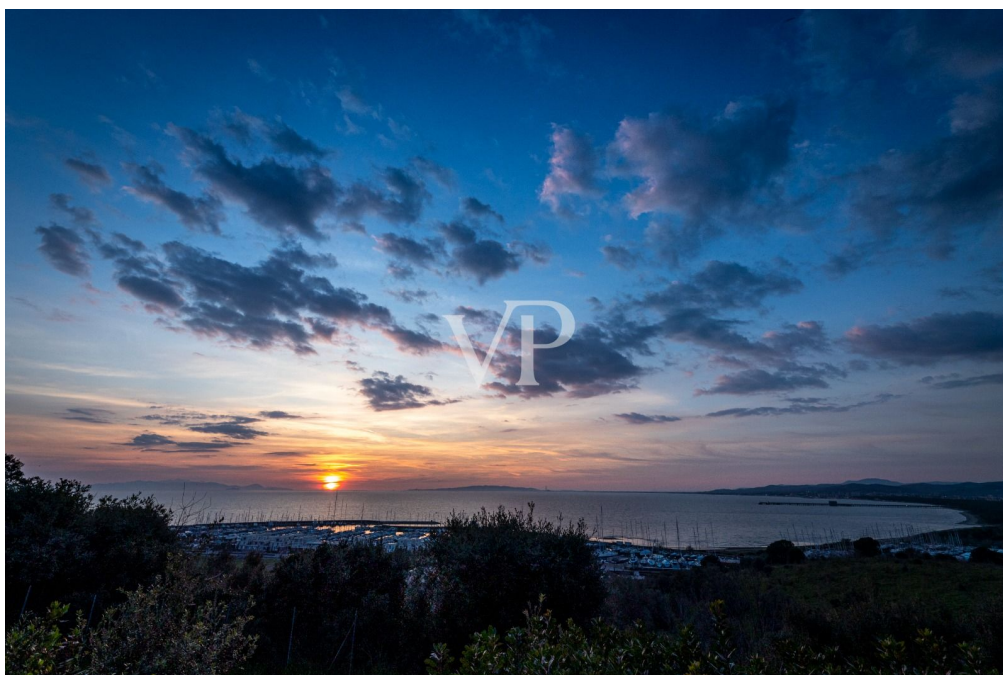
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## A first impression

In a dominant position with enchanting views over the port of Scarlino, the Gulf of Follonica, the island of Elba and the Tuscan archipelago we offer for sale this Villa dating back to the 1970s. The property which is located on the top of a hill is surrounded by a large land that guarantees absolute privacy to its guests. The villa divided into two separate units plus the garage is composed as follows: On the ground floor in addition to the garage we find an apartment with covered porch consisting of three bedrooms, 1 bathroom complete with tub and window and a service in addition to a kitchen-living room with access on the outside of the property, garage of about 50 sqm, service room and bathroom. Also from the ground floor via convenient stairs we access the master apartment where we find a large living/dining room very bright with fireplace and sea view, super panoramic terrace, 1 large studio that could be converted into a large bedroom, kitchen diner from where there is access to an attic, and large hallway spaces. The master sleeping area consists of 3 double bedrooms, 1 single bedroom and two bathrooms. The villa is surrounded by a large plot with breathtaking views. The property is completed by a small olive grove with 170 plants. From the property via a pedestrian path or through the road there is easy access to all services and the modern port of Scarlino wanted by the Ferragamo family. The most beautiful beaches of the Maremma are reachable in a few minutes. All this makes the property unique and very desirable

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## All about the location

Scarlino is a charming medieval village in Tuscany, Italy, located in the province of Grosseto. This idyllic village is situated on a hill that offers sweeping views across the Maremma plain to the Tyrrhenian Sea. Scarlino is known for its well-preserved historic architecture, its rich history and the stunning natural environment that surrounds it. The history of Scarlino dates back to Etruscan times, but it experienced its heyday in the Middle Ages. The historic center of the village is characterized by narrow, cobbled streets and impressive stone buildings that take visitors back in time. The majestic Rocca di Scarlino, a fortress dating back to the 10th century, towers over the village and offers spectacular panoramic views of the surrounding countryside and the sea. This castle played an important role in the defense of the territory and is now a popular place for sightseeing and cultural events. The surroundings of Scarlino are characterized by natural beauty. The town is close to the Bandite di Scarlino nature reserve, which covers around 8,700 hectares and offers a variety of hiking trails, wildlife and pristine beaches. The famous Cala Violina, a beach that is often ranked among the most beautiful in Italy, is located in this reserve. The clear, turquoise water and fine sand make it an ideal place for bathers and nature lovers. Agriculture plays an important role in Scarlino, and the surrounding hills are covered with olive groves and vineyards. The local cuisine reflects this agricultural tradition and offers delicious dishes prepared with fresh, regional ingredients. Visitors can enjoy traditional Tuscan specialties such as homemade pasta, game dishes and fine wines in the local restaurants and trattorias. Scarlino offers a variety of activities for visitors. In addition to the cultural and historical sights, outdoor enthusiasts can explore the numerous hiking and cycling trails that lead through the picturesque landscape. Water sports such as sailing, diving and windsurfing are also very popular on the nearby beaches. The municipality of Scarlino also includes the port of Marina di Scarlino, a modern marina that offers comprehensive services to sailors and boaters. This port is an ideal starting point for excursions to the islands of the Tuscan Archipelago, such as Elba, Giglio and Montecristo.

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## Contact partner

For further information, please contact your contact person:

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