

Castiglione Della Pescaia – Toscana

# Prestigious Villa in Roccamare, Grosseto - A Dream by the Sea

Property ID: IT242941409



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**PURCHASE PRICE: 3.700.000 EUR • LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 7.000 m<sup>2</sup>**

Property ID: IT242941409 - 58043 Castiglione Della Pescaia – Toscana

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## At a glance

|              |                        |                |                                   |
|--------------|------------------------|----------------|-----------------------------------|
| Property ID  | IT242941409            | Purchase Price | 3.700.000 EUR                     |
| Living Space | ca. 400 m <sup>2</sup> | Commission     | subject to commission             |
| Rooms        | 7                      | Total Space    | ca. 600 m <sup>2</sup>            |
| Bedrooms     | 5                      | Equipment      | Terrace, Swimming pool, Fireplace |
| Bathrooms    | 5                      |                |                                   |

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## Energy Data

| Power Source       | Gas   |
|--------------------|---|
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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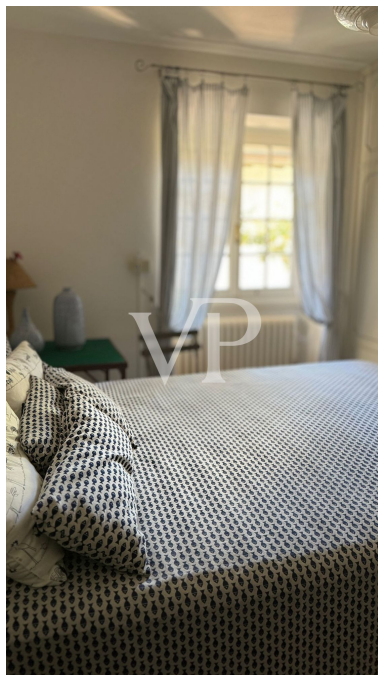
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## A first impression

Discover the essence of luxury living in this stunning villa, located in the exclusive and coveted area of Roccamare, Grosseto. This prestigious property offers an unparalleled lifestyle, combining elegance, privacy and breathtaking natural scenery. With approximately 400 square meters of living space, the villa boasts 5 spacious bedrooms and 5 modern bathrooms, ideal for accommodating family and guests in the utmost comfort. The heart of the house is the large living room, embellished with a cozy fireplace and a striking skylight that floods the rooms with natural light, creating a warm and welcoming atmosphere. Overlook the loggia or veranda, where you can relax and enjoy the serene view of the surrounding pine forest. The villa is surrounded by an exclusive 7000 square meter pine forest, providing absolute privacy and tranquility. With dual driveway access, convenience is assured. The private pool adds a touch of sophistication, providing the perfect place to relax under the Tuscan sun. Only 600 meters from a private beach, this property offers the rare opportunity to enjoy the best of both worlds: the peace of a secluded retreat and the charm of the Mediterranean coast. Whether you are looking for a permanent residence or a luxurious vacation home, this villa is the ultimate choice. Don't miss your chance to own a piece of paradise in one of Tuscany's most exclusive locations. Contact us today to arrange a viewing and make this dream property yours!

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## Details of amenities

5 rooms  
5 bathrooms  
Loggia and veranda  
Swimming pool  
Exclusive pine forest 7000sqm  
Double driveway entrance  
Excellent condition

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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