

Rolling Hills

CHARMING ESTATES



Ref: APCR-002

Toscana - Grosseto - Castiglione della Pescaia

PRICE: 1.800.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 7

Bathrooms: 6

Swimming-pool: 1

Land: 0.3 ha

Detached villa for sale in Castiglione della Pescaia.

Just 100 meters from the sea and a few steps from the yacht port, this elegant villa with 7 bedrooms and 6 bathrooms is surrounded by a 3000 m² park.

Arranged on one level, for an area of about 300 square meters, the villa has a large entrance hall and a bright living room, with a large porch. The living room leads to the kitchen, the study and a bathroom.

The sleeping area is on the right and on the left side of the villa, it consisting of a total of six bedrooms, two of which with en-suite bathroom, and three further bathrooms. Every room in the house overlooks and has an access to the garden.

An additional living area with kitchen, bedroom, bathroom and access to the pergola, is on the left side of the villa, and it is possible to create a guest house (or apartment) with independent access, equipped with all comforts, and totally functional.

The villa is also equipped with air conditioning, natural gas heating, autoclave, garden irrigation tank, satellite TV, laundry, BBQ area and large car parking.

DISTANCES The villa is located in a small harbour village, Castiglione della Pescaia is only 20 km away. The seaport and the yacht club nearby, allow you to reach the most important islands of Tuscany, such as the Island of Elba and the island of Giglio. The nearest airports are Pisa, Florence and Rome.

PLEASE NOTE: Rolling Hills estate agency mainly deals with the **PROPERTY FINDER** service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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