

## SANTANDREA

luxury houses

Price: €2,950,000

Bedrooms: 8

Bathrooms: 5

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Monte Argentario Toscana

Monte Argentario (Grosseto) - In an elevated position on one of the most beautiful coves of the Tuscan coast, with magnificent views of the sea to the island of Giglio and Giannutri, this luxury villa is for sale. The prestigious 450 sqm property is surrounded by a vast terraced park of about one hectare and offers a splendid panoramic terrace with swimming pool. The villa consists of a large entrance hall with a stone and brick fireplace and a ceiling with wooden beams, a comfortable kitchen, five double bedrooms and three bathrooms. One of the bedrooms is enriched by a rare vaulted brick ceiling. Enriched by numerous windows and French doors, this luxury villa offers a permanent view of the wonderful surrounding landscape. In the garden there are two annexes, for guests or service personnel: the first consists of two bedrooms and a bathroom, the second has a bedroom, a bathroom, a living room with kitchenette. A large terrace and a park composed of flower beds, tall trees embellish the property. To complete it, nine parking spaces adjacent to the house, four of which are covered. The splendid luxury villa also includes access to the private beach, just a five-minute walk away.

### LOCATION

Monte Argentario is a promontory that juts out into the Tyrrhenian Sea at the two southernmost islands of the Tuscan Archipelago; Giglio Island and Giannutri Island. Located in the Maremma Grossetana and part of the Silver Coast at the southern end of Tuscany, it has a great maritime tradition. The town, known for its tourist vocation, is a center of international importance for sailing and pleasure boating. From the 60s until the 90s it was a noble international tourist destination which earned it the title of Promontory of the Kings. The tourist blazon of the town was powered by the royal family of the Netherlands who made Argentario their summer residence for more 40 years old. This presence meant that the place, in the summer, was frequented by most of the jet set of the time.

### SERVICES

In addition to normal hotel and restaurant activities, those deriving from connections with the nearby Isola del Giglio and Isola di Giannutri are added, underwater tourism, fishing tourism and hiking in general are also practiced.

In Monte Argentario there are several first and second level municipal sports facilities. In Porto Santo Stefano are located in Campone: the municipal swimming pool I Tre Ragazzi, named after three athletes of the water polo club Rari Nantes Argentario, who died in a road accident during a team trip, a soccer sports field, tennis courts and the sports hall with a capacity of 500 seats.

In Porto Ercole there are: a soccer sports field, tennis courts and a multipurpose sports facility in Molini.

Number of bedrooms:8

Number of baths:5

Concierge:Yes

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

