



## House Three-bedroom (4+kk)

€ 3 519 108 | CZK 88 400 000

370 m<sup>2</sup>, Porto Santo Stefano, Tuscany, Porto Santo Stefano





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Plot	20 000 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	103094

**This exclusive villa with views of the sea and a guesthouse offers a truly unique opportunity for those seeking luxury living on the coast of Argentario in Tuscany. The 4-bedroom property is in perfect structural condition. Both the villa and guesthouse are surrounded by a 800 sq. m. well-maintained garden with beautiful views of the sea. A swimming pool can be built above the villa, enhancing the overall living experience. Its western orientation ensures breathtaking sunsets every evening as the sun sets over the Tyrrhenian Sea next to the Tuscan Archipelago.**

The villa has a total floor area of 370 sq. m., with 4 bedrooms and 6 bathrooms. Consisting of three floors (basement, ground floor, and first floor), there is also a beautifully paved terrace, pergolas, a children's playground, ample windows, wooden beams, stone fireplaces, ceramic and terracotta floors, and the possibility of building a pool. The house is surrounded by a paved wraparound terrace with pergolas, sofas, and tables. Its location at the top of the estate ensures breathtaking sunset views.

The location allow you to quickly reach several centers of Argentario with a full scale of services (Porto Santo Stefano, Monte Argentario, Porto Ercole) and other cities in Tuscany (Grosseto, Orbetello, Saturnia, Punta Ala, Montalcino, Siena). You can be in Rome in just over two hours. The surrounding area offers a wide range of cultural and recreational activities, whether it's visiting historical landmarks or relaxing on the beach.

The property is an ideal home base for those seeking a combination of luxury, natural beauty, and the opportunity to relax by the sea, all in one of the most attractive spots on the Italian coast.

