



Category: Villa

Location: Monte Argentario

Province: Grosseto

Rif: 440

Premises surface: 345

Price: 4.500.000,00

Reference: 440

N° bagni: 6

N° Camere: 5

Prestigious Villa in Argentario with private access to the sea A few steps from the renowned seaside village of Porto Santo Stefano, in one of the most exclusive areas of the Argentario promontory, stands this charming villa immersed in a private park of about one hectare, with direct access to one of the most beautiful and easily accessible coves on the coast. A true rarity: while many properties in the area require steep descents or impervious paths to reach the sea, this residence stands out for its exceptional convenience - a gentle and direct descent to the crystalline water, without obstacles, directly from the home's garden. A postcard location: Overlooking the suggestive Gulf of Orbetello, the villa offers enchanting views of the sea, lagoon and Mediterranean greenery. The tranquility of the surrounding nature blends with the proximity to the town's services, easily reachable on foot or by bicycle. The equipped tourist port, the gourmet restaurants, the boutiques and the lively atmosphere of the village complete a picture of ideal life. A heritage to live: With a surface area of approximately 340 square meters, the villa is spread over two levels. On the ground floor, a triple living room with sea view, an equipped eat-in kitchen, a bedroom with en suite bathroom and an additional guest bathroom. On the upper floor, four double bedrooms, all with private bathroom and walk-in closet, two of which overlook a large terrace with breathtaking views of the sea and the lagoon. A park with history: In the heart of the park, which is home to palm trees, fruit trees and Mediterranean vegetation, lie the remains of an ancient Roman villa from the 1st century BC, with fascinating historic baths still visible: a true private archaeological site, which gives the property an aura of unparalleled prestige. Main features: Direct private access to the beach (a very rare convenience in Argentario) Panoramic terraces of over 300 m2 Large windows, ceramic finishes, bright interiors Systems up to standard and good general conditions Possibility of creating an infinity pool with sea view Dependence to be renovated, ideal for guests or staff Total privacy but close to services An exclusive investment: Perfect as a prestigious private residence, but also as an income property for luxury tourist rentals, this villa represents a unique opportunity for those seeking the best of the

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Tuscan coast. The combination of location, convenience, panorama and history makes it a rare trophy asset, reserved for a few.





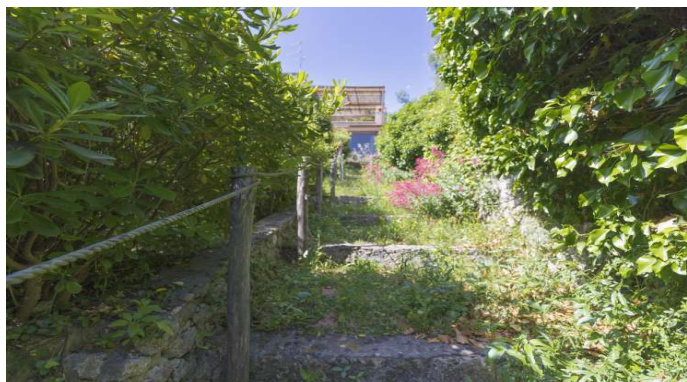












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