

SANTANDREA  
luxury houses

Price: €2,200,000

Bedrooms: 7

Bathrooms: 7

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Capalbio Toscana

Capalbio (Grosseto) - Charming stone villa with outbuilding and swimming pool in Capalbio (Gr)

This beautiful stone farmhouse is located in the countryside just 3 km. from the sea of Marina di Capalbio, in the beautiful Maremma, a coastal area mainly flat on the Tyrrhenian Sea, between Tuscany and Lazio.

The property consists of a main building of 460 sqm on three levels and a stone outbuilding of 137 sqm. on the ground floor. The buildings respect the architectural canons of typical Tuscan country houses with large openings on the outside, porches and spaces for outdoor activities equipped with BBQ area and wood-burning oven.

There is also a beautiful infinity edge swimming pool of 7mts.x 14mts. and a small building for gardening equipments.

The main house is really comfortable: On the ground floor, in addition to a spacious entrance hall, there is a double living room with large windows and openings to the surrounding garden, a spacious kitchen with comfortable pantry, a study / laundry room, 2 double bedrooms and 1 bathroom. On the first floor there are 3 bedrooms with en-suite bathroom and wardrobe. In one of the rooms there is a nice loft.

The basement houses a large room for tavern use, a laundry-room and 1 bathroom.

The dependance is totally on the ground floor, with a large living room with fireplace, open kitchen, 2 bedrooms and 1 bathroom.

Both in the farmhouse and in the dependance, the floors have been made of handmade terracotta tiles, the walls of the bathrooms are in precious stone with inlaid frames, the furniture and finishes are very accurate and valuable.

The property is set in a beautiful park of 11,000 square meters with 125 secular olive trees, as well as native plants and fruit trees. It is also completely fenced and equipped with alarm system. No dirt road.

The furniture is included in the price.

Suitable for personal/private use or for residential and tourist rentals. Ideal for those who love living in the countryside near the sea.

## LOCATION

The property is located 3 km from the sea of Marina di Capalbio and the touristic villages such as Ansedonia and Monte Argentario. Just few kms away there are the characteristic medieval villages of Capalbio, Scansano, Pitigliano, Porto Ercole and Porto Santo Stefano from where ferries leave for the islands Giglio and Giannutri. Leaving the S.S. Aurelia road near the village of Capalbio Scalo, a pine-tree-lined avenue leads directly to the property.

Main distances :

Capalbio 8 km  
Orbetello 10 km  
Porto Santo Stefano 27 km.  
Monte Argentario 20 km.  
Argentario Golf Club 21 km.  
Saturnia Thermal & Spa Resort 45 km.  
Grosseto 52 km  
Roma Fiumicino International Airport 122 km  
Siena 130 km  
Florence 200 km

## Services

Restaurant- shops- railway station 2 kms. All kind of services at 10 kms.

Number of rooms:20  
Number of bedrooms:7  
Number of baths:7  
Concierge:No  
Elevator / Lift:No  
Garden:Private  
Swimming pool:Private  
Heating:Autonomous  
Air-conditioning:Present

