



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Grosseto (GR) Str. del poggiale 2

### Prestigious property in Grosseto, Tuscany

You will be enveloped in the beautiful green setting of the Tuscan countryside, a short distance from the crystal clear sea of Castiglione della Pescaia. This prestigious property, located in a quiet position 6 km from Marina di Grosseto, extends over approximately 1,361 square metres and 3 hectares of land, offering a complete range of services including swimming pools, sports facilities (tennis court, beach volleyball) and a relaxation area with bar. Its realisation took place in several stages, with works ranging from 2002 to 2022. The property as a whole underwent a complete renovation and refurbishment between 2019 and 2023, achieving the prestigious 4-star RTA classification and maintaining an impeccable condition. The detailed dimensions of the property are as follows: Buildings Sq. 1361; Catering Gazebos Sq. 200; Masonry Porches Sq. 333; Light Gazebos Sq. 220; Wooden Cottages Sq. 50; Green Areas Ha. 3 approx. All systems have been designed with appropriate oversizing, guaranteeing reliability and continuity of service even in the event of a breakdown. An ADSL line with dedicated fibre optics (100MB) was implemented in 2022, as well as an additional Wi-Fi network on antennas (IVO Network). The residential complex comprises several buildings, each with distinctive features. The 'Villino Reception' houses the reception and bar, with a breakfast room. The 'Villino Calipso' consists of 6 triple rooms and 2 Sirena suites. The "Villino Fienile" offers 2 "Triple Superior" rooms and 2 studio flats. The 'Villino Zodiaco' consists of 8 Junior Suites and 1 Suite. All units are elegantly furnished, equipped with Wi-Fi and offer amenities such as Jacuzzis, air conditioning and gardens with hammocks and barbecues. The 'Villino Fattoria' offers 4 double rooms, 1 Suite sleeps 4 and 1 Suite sleeps 5, finely furnished, with modern amenities and equipped gardens. The 'Villino Oasi' is an independent unit with a large fenced garden, private mini-pool and shaded parking spaces. The 'Restaurant' is a self-contained cottage with a wooden roof, stone walls, large kitchen and air-conditioned cellar. The outdoor areas include swimming pools, sports fields, children's playgrounds and dog areas. The property is fenced off, with parking spaces, paved roads and paved pedestrian paths. This extraordinary property combines the elegance of the interior with the beauty of the surrounding landscape, offering a unique and refined setting in the heart of Tuscany.

#### INFORMATION

|                 |             |
|-----------------|-------------|
| Ref.            | Toscana 801 |
| Type            | Sale        |
| Category        | Villa       |
| Price           | Reserved    |
| Annual Expense  |             |
| Year            |             |
| Energetic Class | VA          |

#### NUMBER

|                      |    |
|----------------------|----|
| Rooms                | 50 |
| Bedrooms             | 30 |
| Bathrooms            | 30 |
| Balconies + Terraces |    |
| Floor                |    |
| Car Space            |    |
| Box                  |    |

#### SQUARE METERS

|                      |       |
|----------------------|-------|
| Commercial           | 1361  |
| Garden               | 30000 |
| Cellar               |       |
| Balconies + Terraces |       |
| Attic                |       |
| Tavern               |       |
| Box                  |       |

### FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

## ACCESSORIES

Air conditioning

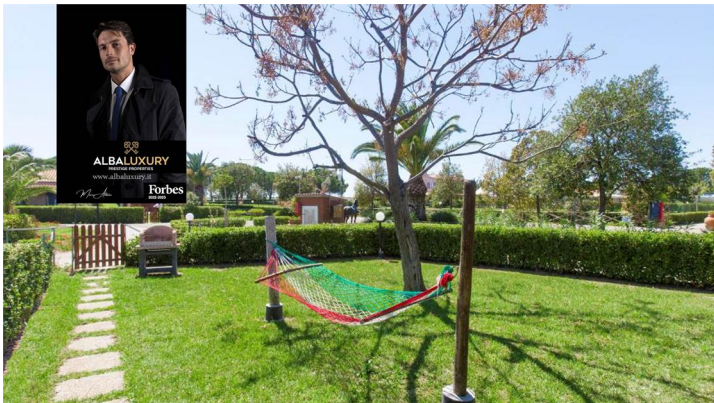
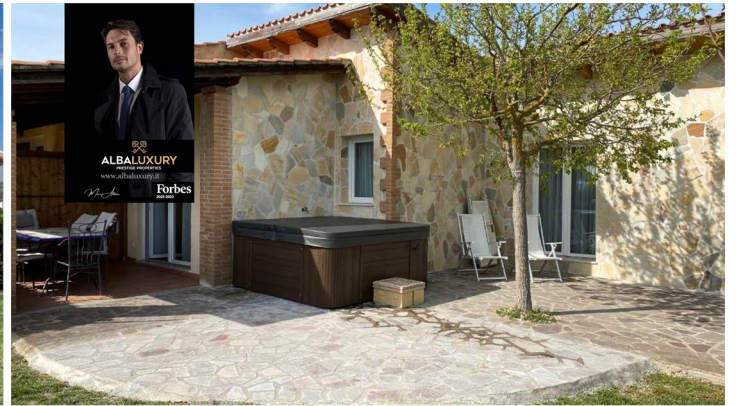
Fireplace

Swimming pool

Data network

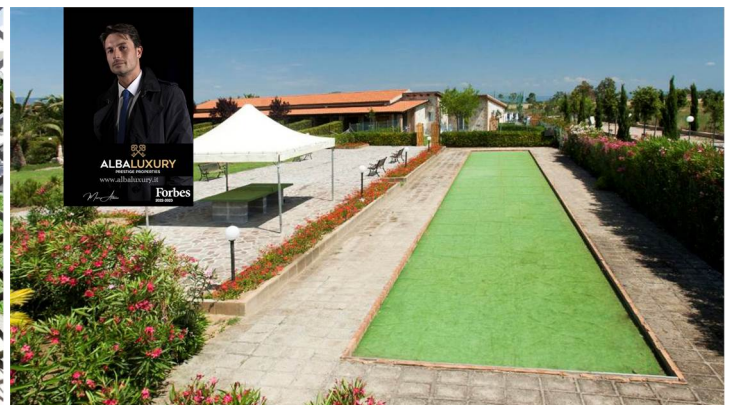
Storage room

## IMAGES



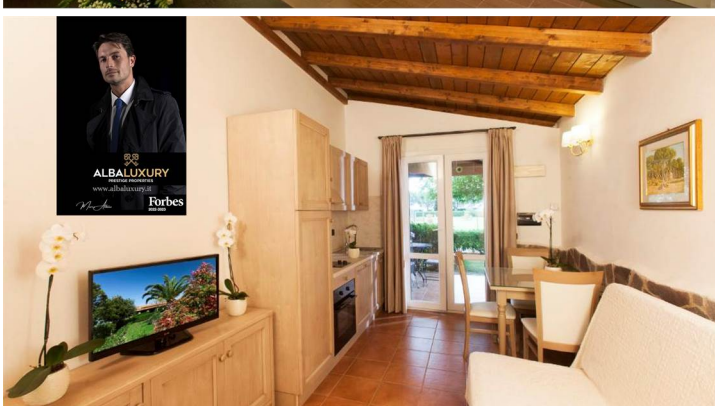
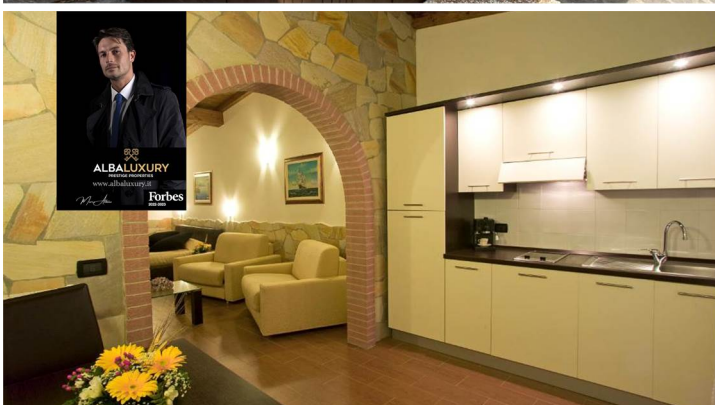


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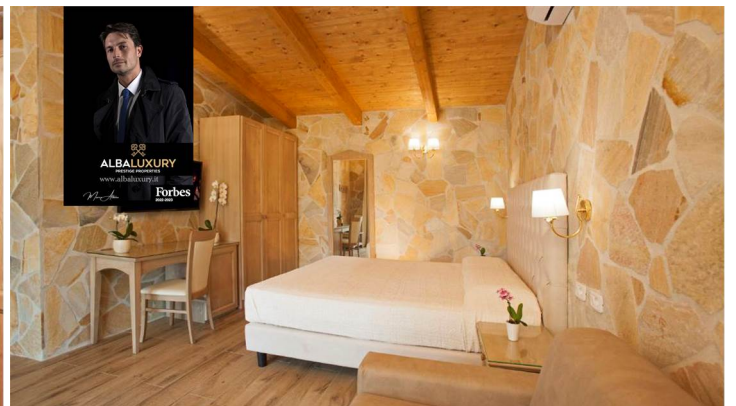
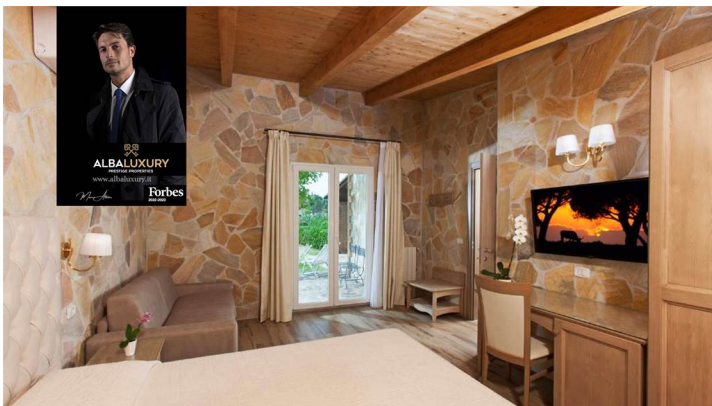
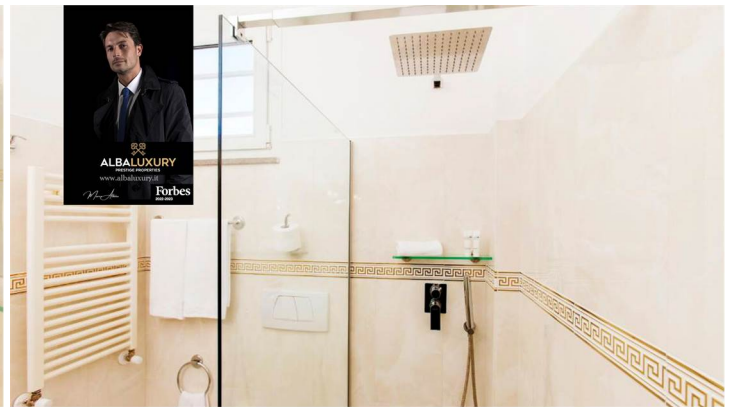
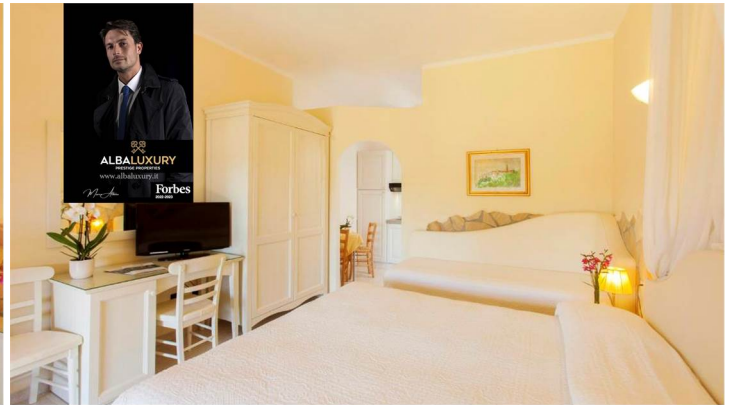
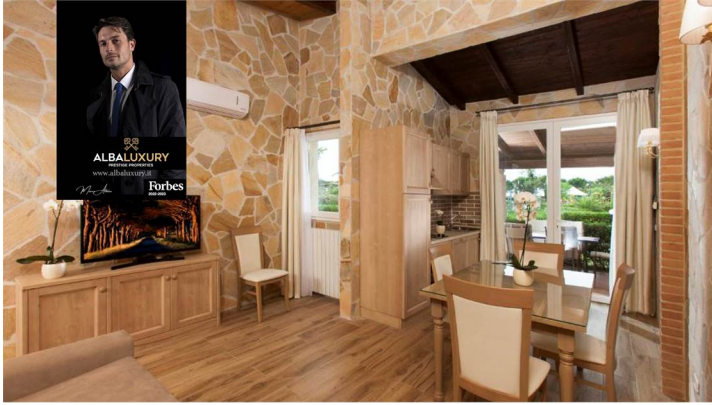


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