



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Grosseto (GR) strada casal roberto 8

### Splendid luxury resort in Grosseto Marina

Immersed in a green oasis of about 5 hectares and just a few kilometres from the sea resort Grosseto Marina we find this beautiful luxury resort

The property of about 3000 square metres has about 30 residential units, many of which are independent flats

The bedrooms are in different styles, some have walls partially covered in stone while others have wooden ceilings with exposed beams, others recall the typical Tuscan style, while some have a more romantic style.

All accommodations have an independent entrance, parking space and also have a patio, a garden with a hammock and a barbecue area.

The resort also includes a restaurant and offers ample green spaces for outdoor sports: there is a tennis court and three beautiful swimming pools with a well-equipped solarium area.

Marina di Grosseto is a quiet seaside resort with a marina (Marina di San Rocco) located on the Maremma coast very close to the city of Grosseto, from which it is only 12 kilometres away. The beach of Marina di Grosseto is a wide sandy shoreline up to 150 metres wide, where you will find equipped bathing establishments and free beach. A beautiful coastal pine forest is located behind the beach, stretching for about 15 kilometres in length and in the widest part reaching up to 2 kilometres. The aforementioned pine forest and its proximity to the Maremma Park make it a location immersed in greenery, ideal for a holiday all about sea and nature. The ideal way to get around Marina is certainly by bicycle (you can also rent one on the spot). The three bicycle paths that go towards Grosseto, Principina and Castiglione della Pescaia allow you to take wonderful walks in nature; there are also numerous paths for ebikes and mountain bikes.

Marina di Grosseto is also an ideal place for lovers of water sports such as sailing, windsurfing and kitesurfing.

If you arrive by train, you have to get off at Grosseto station and then take the bus (one leaves about every ten minutes in high season) that will take you to Marina di Grosseto.

#### INFORMATION

Ref.	Toscana 011
Type	Sale
Category	Villa
Price	11,400,000.00
Annual Expense	
Year	2002
Energetic Class	D 87.45

#### NUMBER

Rooms	100
Bedrooms	30
Bathrooms	30
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	3000
Garden	55000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Garden View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Tile	Floors Bedrooms	Parquet
Floors Kitchen	Tile	Floors Bathroom	Tile		

## ACCESSORIES

Antitheft	Air conditioning	Safe	Photovoltaic system	Satellite system
Separate entrance	Laundry room	Swimming pool	Tennis	

## IMAGES







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

