



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA PUNTA ALA



Ref: NV935

Toscana - Grosseto - Castiglione della Pescaia

PRICE: 1.200.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 180.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming pool: Si

Terrain: 0 ha

TUSCANY - MAREMMA - PUNTA ALA - In the enchanting setting of Punta Ala, this luxury villa is for sale. The villa is on a single level for an internal surface of 180 square meters, with a beautiful terrace overlooking a crystalline sea. Finely renovated and finished in every detail, the residence is in perfect maintenance conditions, with a large and bright living room, a large kitchen, four double bedrooms and four bathrooms. The front of the house we have a beautiful panoramic terrace that hosts an ideal relaxation area where you can relax on beautiful summer days and enjoy the warm sun, at the back we find an area equipped with a table for lunch and barbecue.

In the part of the garden adjacent to the villa there is also the possibility of building a swimming pool. Below the terrace, we find a further independent apartment, with a spacious living room, bedroom and bathroom.

The garage can hold two cars and is connected to it by an internal lift, the external parking for cars completes the residence.

Refined and well cared for in every detail, this enchanting villa for sale in Punta Ala is a perfect summer residence just a stone's throw from the Tuscan sea that can be lived and appreciated at any time of the year. The elevated and private position is at the same time well connected to the towns and airports of Pisa and Grosseto.

Consistenze

DETAILS	SQM	COMMERC
main size	180 m2	180 m2
Box	30 m2	18 m2
Garden apartment connected	2000 m2	39 m2
Uncovered parking space	25 m2	5 m2
Covered connected terrace	100 m2	16 m2
<b>TOTAL</b>		<b>258 m2c</b>