



## Property 377



**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 10

**Bedrooms:** 5

## NEARBIES

Villa Gli Oleandri is 48 km from Grossetto Airport, 128 km from Rome Fiumicino Airport, 200 km from Pisa Internatioanl Airport, and 200 km from Florence Amerigo Vespucci Airport. The villa is 10 km from Orbetello, 16 km from Porto Ercole, 16 km from Cala Galera, 19 km from Capalbio, 20 km from Monte Argentario, 27 km from Talamone, 43 km from Manciano, 48 km from Isola del Giglio, 58 km from Saturnia, and 61 km from Pitigliano. The villa is located in Ansedonia.

## FEATURES

- 5 Bedrooms (4 Double Bedrooms + 1 Twin Room)
- 4 En-Suite Bathrooms + 1 Guest Bathroom
- Swimming Pool
- Large Solarium
- Fully-Equipped Kitchen
- Open-Plan Living Room
- Dining Room
- Outdoor Terrace with Barbecue
- 3 Spacious Terraces for Al Fresco Dining
- Private Platform for Swimming (Accessible via 40 Steps)
- Air Conditioning (Throughout)
- Lush Gardens
- Parking Space
- Washing Machine and Dishwasher
- DVD Player and Sat TV



# DESCRIPTION

## Property 377 – ANSEDONIA

### 5 Bedrooms

#### Location and Surrounding Area

Property 377 is ideally located in the peaceful and charming area of Ansedonia, southern Tuscany. Set on a 10-metre cliff, it offers stunning views of the Mediterranean Sea and Monte Argentario. Just a short walk from the beautiful La Feniglia beach, the villa is perfect for both relaxation and exploration. Nearby, you will find the ancient Roman ruins of Cosa, as well as the quaint towns of Capalbio and Porto Ercole. The villa's tranquil setting makes it the perfect escape.

Nestled between two lagoons on the Tyrrhenian coast, Orbetello is a beautiful town with a rich history and scenic charm. Known for its unique location, surrounded by water, and connected to the mainland by a narrow strip of land, Orbetello offers picturesque views and a peaceful atmosphere. The historic centre is a delightful maze of narrow streets, piazzas, and elegant buildings, with highlights such as the Church of San Girolamo and the Spanish Fort.

Porto Ercole is a picturesque seaside town on Monte Argentario, known for its beauty and historic charm. Its vibrant harbour, with colourful boats and inviting restaurants, creates a relaxed yet lively atmosphere. Surrounded by stunning beaches and clear waters, it offers plenty of opportunities for swimming and sailing. The town is home to historical sites like the 16th-century Forte Stella, which provides breathtaking views, and the Spanish fortress, Forte Filippo.

Known for its beauty and history, Capalbio is a charming hilltop town in Tuscany. With its medieval walls and cobbled streets, it offers stunning views of the surrounding countryside and coastline. The town's historic centre features the Renaissance Church of San Nicola and quaint squares. A must-see is the Tarot Garden, an open-air art park created by artist Niki de Saint Phalle. With its scenery, delicious local food, and proximity to the sea, Capalbio is a perfect blend of culture, art, and natural beauty.

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#### The Property

Property 377 is a stunning five-bedroom property set along the beautiful coastline of Ansedonia, Southern Tuscany. Accommodating up to 10 guests, this spacious villa combines modern comfort with Mediterranean charm. It offers four double bedrooms and one twin bedroom, making it perfect for families or groups of friends seeking a luxurious retreat. Set on a 3000 square metre plot atop a 10-metre cliff, the villa provides breathtaking panoramic views of the sparkling sea and the lush Monte Argentario coastline.

The villa is surrounded by beautiful Mediterranean flora, creating a charming and tranquil atmosphere. Three spacious terraces, each set up for al fresco dining, offer the ideal spots to relax and enjoy the stunning sea views. A short staircase leads to a large solarium, where the swimming pool merges with the horizon. For those seeking direct sea access, 40 steps lead down to a private platform for swimming. The grounds offer a serene escape, with the gentle sea breeze adding to the villa's secluded charm.

Inside, the villa exudes an inviting warmth, combining contemporary art, modern furnishings, and elegant design. The open-plan living room, with its large French windows, captures the breathtaking views of the sea and the Argentario, creating a seamless connection with the outdoors. The dining room, which seats up to 12 guests, is perfect for leisurely meals with loved ones, while the large kitchen, fully-equipped for gourmet cooking, offers an outdoor terrace for al fresco cooking and dining.

The ground floor also features a double bedroom with an en-suite bathroom. On the second floor, the master bedroom with sea views and an en-suite bathroom provides a private sanctuary, while the other bedrooms (two doubles and a twin) are beautifully designed, each with access to the garden or a small

panoramic terrace. All rooms, including the living area, are air-conditioned. The property includes a small dépendance at the back of the garden, reserved for the owner during occasional summer weekends.

# PHOTOS







