



# **Hotel for Sale in Orbetello Talamone**

**€ 2.400.000**  
**Ref. CBI118-1842-301448**



**900 sq.m | Bathrooms: 15 | Rooms: 20**

We are delighted to offer for sale an exclusive 4-star hotel of approx. 900 sqm located between Orbetello (Grosseto) and Talamone (Località Osa), not far from Monte Argentario and the lagoon of Orbetello, surrounded by unspoilt nature, crystal-clear water and intimate and private beaches.

This beautiful property has a 6,000 sqm garden and it is spread over 3 levels above ground which are connected both by a lift and an internal stone and wrought-iron staircase.

The hotel consists of a restaurant, a coffee bar and 14 rooms with en-suite bathroom which are elegantly furnished with attention to detail and every comfort and set in the characteristic style of the old Tuscan villas.

Nearby there is the well-known Argentario Golf Club with 18 holes and the Maremmello Golf Club with 9 holes.

On the ground floor there is the reception room, a fully equipped kitchen, a cosy dining room (about 91 sqm) with a beautiful stone fireplace and large windows overlooking the lush garden, the coffee bar/breakfast area (about 30 sqm) and 6 rooms with en-suite bathroom.

On the upper floor: 8 rooms with en-suite bathroom and a splendid turret with a charming panoramic terrace.

All the rooms are enriched by Impruneta terracotta floors, hand-crafted doors and windows and ceilings with exposed wooden beams; they also have a minibar, TV, wifi, air conditioning, heating system and safety deposit box.

All these features make this beautiful hotel an exclusive and charming property.

The villa can also be turned into a private residence and it is enriched by a large gazebo in the well-kept garden, the ideal place for



events, aperitifs and dinners that will make your stay a delightful experience.

A few metres away there is the private beach.

The property is completed by a spacious parking area with shady pergolas for clients' cars, a large laundry, and an office with two storage rooms.

Asking price: euro 2,400,000.00 without furniture. Euro 2,600,000.00 furniture included.

## Certification

**Energy Class:** G : 175 kwh/□

## Property Informations

**Address:** Strada Provinciale Osa

**Zip Code:** 58015

**Bathrooms:** 15

**Rooms:** 20

**Internal condition:** Excellent

**---> data\_operazione <---** 0000-00-00

**---> esclusiva <---** 1

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**Global Luxury Gruppo Bodini**

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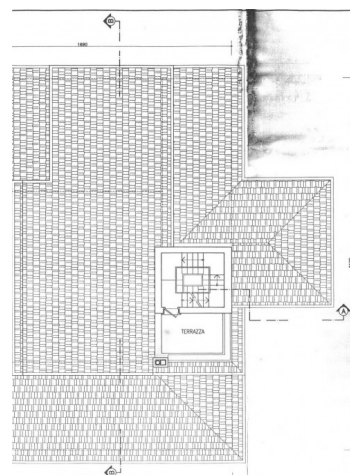
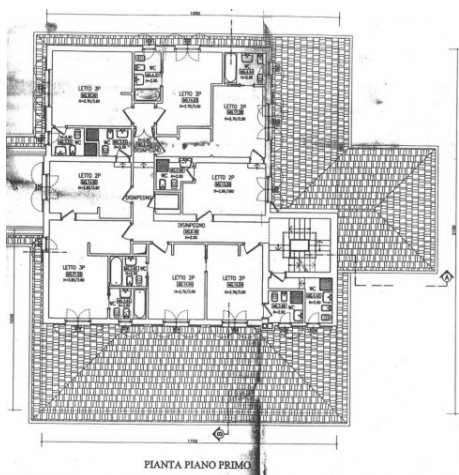
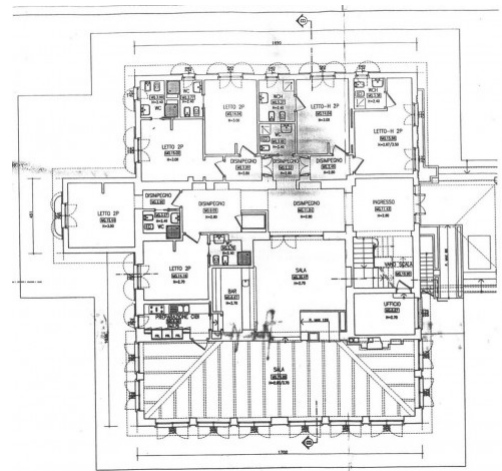




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