



COLDWELL BANKER

IMMOBILIARE
CARDOSELLI FANTERIA SABATINI & PARTNERS

Cardoselli Fanteria Sabatini & Partners
Corso Italia 57 - 58015 Orbetello
Phone number 0564 850728

Villa for Sale in Orbetello

Ansedonia

€ 1.550.000

Ref. CBI026-26-1641



300 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 16

Ansedonia - Elegant stone villa with breathtaking sea views

In one of the most exclusive locations on the coast, we offer a magnificent 300 m2 stone villa, distributed on two levels and with a spectacular sea view, perfect for admiring sunsets. The property is surrounded by a large private garden, with the possibility of building a swimming pool, thus offering an excellent opportunity for customization and relaxation.

The villa is composed on the ground floor of an elegant entrance hallway that leads to a large living room with fireplace, a cozy dining room and an intimate study. The fully equipped kitchen is functional and well separated from the living area. Also on the ground floor are a laundry area, a comfortable double bedroom with private bathroom, a service room with closet and bathroom, and a useful technical room, easily accessible from the outside. This area is completed by a small annex detached from the villa, ideal for use as a storage room or for other needs.

Upstairs, in the most private area of the villa, is the spacious master bedroom with walk-in closet and direct access to a large terrace,



perfect for enjoying the panoramic sea view. The terrace is enriched by a charming outdoor fireplace, ideal for romantic evenings or entertainment. The floor is completed by an elegant en-suite bathroom, a double bedroom and a versatile multipurpose room, perfect for being adapted to your needs.

This villa, with its stone architecture and generous spaces, represents a rare opportunity for those seeking an exclusive residence in a privileged position, a few steps from the sea and the charm of Ansedonia.
Possibility of customization

Information and floor plans are indicative and do not constitute a contractual element.

Energy Class G
EpGren under evaluation

REF.1641

Certification

Energy Class: G

Property Informations

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|---|-------------------------------------|
| Address: Via delle Ginestre | Zip Code: 58015 |
| Bedrooms: 5 | Bathrooms: 3 |
| Rooms: 16 | Internal condition: Good |
| ---> data_operazione <---: 0000-00-00 | ---> esclusiva <---: 1 |
| : 0000-00-00 | Floor: On two levels |
| Total floors: 2 | Date of construction: 1968 |
| Current Status: Available after the deed of sale | Terrace: Present |
| Garden: Private | Kitchen: Eat-in kitchen |





