Aqua Group
Via Roma, 21 - 58019 Monte Argentario
Phone number 05641721759

Villa for Sale in Monte Argentario
Cala Piccola
Confidential Negotiation
Ref. CBI185-2821-520594



330 sq.m | Bathrooms: 6 | Bedrooms: 10 | Rooms: 13

This exceptionally prestigious architectural complex comprises a villa and garden with direct sea access, located on the western side of Monte Argentario, in the center of Cala Piccola. The location is excellent, with splendid sea views directly across from Giglio Island, in a prime tourist area. It boasts excellent road access and is approximately 7 km from Porto Santo Stefano. The villa, designed by architect Zacchiroli, dates back to the 1960s and underwent a major renovation and consolidation project in 2006/2007. Its elevated position characterizes the entire architectural structure, which, adapting to the site's slopes, resulted in a multi-level terraced construction, allowing all rooms, extending lengthwise, to enjoy splendid views of the sea below. The property extends over three levels: ground floor, basement, and a second basement. It is accessed by a long private driveway lined with cypress trees, at the end of which is a remote-controlled gate that delimits the property, and you arrive in a large paved area, above the building, characterised by a singular architectural form consisting of a chimney.
This highly important and well-used area can accommodate approximately 15-18 cars. Just above this space is a large lawn, with an underground fuel tank (currently empty) used as a private helipad. This is a rare requirement for this type of property, given the slope of the land. The property is in excellent condition, as is the layout of the interior space. The structure is partly masonry and partly reinforced concrete, and partially clad in stone. The villa (ground floor/living area) is entered through an entrance on the south side and leads into a large living room with a superb sea view, including a prominent view of the Isola del Giglio. The interior features mahogany parquet and ceramic floors, painted walls, and elm wood paneling. Wooden windows and wooden shutters, each with a sea view, wooden doors and gates, partly iron and partly wood. The living room leads to a large terrace with a barbecue area and an adjoining

kitchen. To the side of the living room is a dining room with a large window overlooking the sea, the kitchen, and a bathroom. Two large internal staircases, one of which connects the kitchen area to the guest rooms, while the other, the main one, connects the living area to the guest and master bedrooms below, and then further down to the pool. The lower level (basement/sleeping area) contains 8 bedrooms.
bedrooms, some with wood paneling, four bathrooms, as well as hallways and stairwells. A separate caretaker's apartment is located on the north side of this floor.
On the second basement level, there is an additional service bedroom and bathroom, and a swimming pool overlooking the sea, complete with a changing room and shower. It can be accessed both internally and externally, and is partially covered by a large masonry arch that supports the upper floor of the bedrooms. The finishes are all of a high standard, and the systems are
Electricity, water/sanitation, heating and air conditioning, as well as a video surveillance system, all in excellent condition. The villa stands on a park of approximately 6,775 square meters, plus an additional 5,875 square meters for a total of 12,650 square meters. The park (fully fenced) is home to both tall trees
both stem and shrubby plants typical of the Mediterranean scrub; these are floral species of notable value both for their antiquity and their particularity.
The garden has an underground well for irrigation. The land above the villa is crossed by a path offering several panoramic views.
The front of the Villa leads directly to the sea. Nothing disturbs the view or the setting. Monte Argentario is a promontory of rare beauty, almost
Completely surrounded by the sea. The geomorphological characteristics of the territory make the promontory a site of regional interest, particularly in terms of its naturalistic and landscape aspects. It should be noted that the area in which the building is located is within a consortium called Cala Piccola: the roads and places of use
The common areas are managed by a consortium of all the owners, and various services are guaranteed, including consortium security, a shuttle service, and a beach equipped with a restaurant.
The owners of the housing units located within the consortium's territory are members of the company called "Cala Piccola – Società Cooperativa," based in the Municipality of Monte Argentario. The cooperative's mutualistic purpose is to provide shared benefits to its members through the management of the recreational and beach facilities it owns.

Property Informations

Zip Code: 58019	**Bedrooms**: 10
Bathrooms: 6	**Rooms**: 13
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Date of construction: 1964	**Current Status**: Available after the deed of sale

















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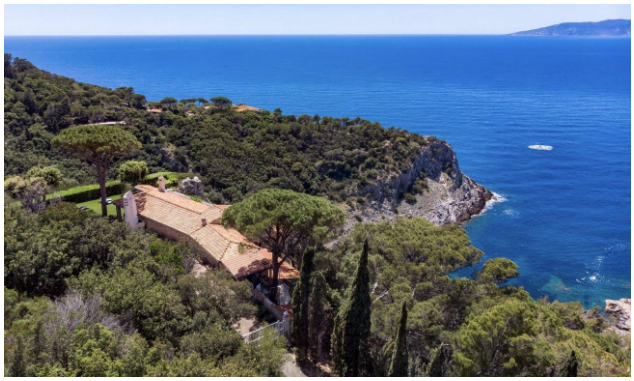




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