

FOR SALE



tuscanymyhome

AGENCY — CASTIGLIONE DELLA PESCAIA

CASTIGLIONE DELLA PESCAIA — TOSCANA

# The Dream Villa in Castiglione della Pescaia

€ 2.600.000

PRICE

354 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# The Dream Villa in Castiglione della Pescaia

Just a 11-minute walk from the crystal-clear waters of Castiglione della Pescaia, nestled in a 3,600 sqm private park, this 350 sqm detached villa is ideal for those who dream of living large. Set above street level, it offers stunning sea views and total privacy: no one sees you, yet you see everything. There is also a garage/utility room with an extra 70 sm: you will find the right place to each of your hobbies! The spacious living room with a fireplace opens onto a south-facing covered patio, the perfect place to relax in the sea breeze on hot summer days. The separate, fully equipped kitchen has direct access to the garden's BBQ and oven area-perfect for unforgettable summer dinners. The large dining room is designed for joyful gatherings, while six generously sized bedrooms with sea views offer comfort for even the largest family. Outside, nature embraces you:

shaded garden spaces under pine and cypress trees provide cool, peaceful retreats, while a sun deck above the garage caters to sun lovers. Additional storage and a garage complete the property, ensuring convenience in every detail. It is one of the most exclusive residential areas of Castiglione della Pescaia-quiet, scenic, close to the beach and the town center-offering the very best of the Tuscan coast in a prestigious, private setting. Its uniqueness lies in the magnificent sea view and the convenience of being within walking distance of the beach. This isn't just a house-it's a lifestyle to share with the ones you love. You will feel like being on a holiday in your everyday life, enjoying an elegant villa where space, privacy, and nature blend in perfect harmony. Contact us today to discover every detail and schedule your visit. Your dream villa is waiting.

 **354 m<sup>2</sup>**  
AREA

 **4**  
BATHROOMS

 **5**  
ROOMS

 **€ 2.600.000**  
PRICE



**TUSCANYMYHOME**  
YOUR LOCAL LUXURY EXPERT

tuscanymyhome

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

 **PHONE**  
**3313821111**

 **EMAIL**  
**info@tuscanymyhome.com**

 **ADDRESS**  
**Via della Fonte 7, Castiglione della Pescaia, Grosseto**