

Villa for Sale to Capalbio : Capalbio



380 square meters | : 5 | : 4 | : 12

Capalbio - Villa of rare charm a short distance from the sea. Nestled between the soft hills of the Maremma and the Mediterranean scrub, immersed in the wooded slopes of Capalbio, embraced by an over 100-year-old olive grove, the magnificent residence is a rare example of symbiosis with the natural landscape that welcomes it. The minimalist style, the highly advanced High Tech domotic system, the swimming pool obtained from a stone quarry, the extraordinary view make the Villa a unique and unrepeatable place. Spread over one floor, the house has a large reception hall with three French windows leading to various parts of the garden. The fireplace, the centerpiece of the environment, a unique piece of beauty and engineering, suspended in the center of the open space, was handcrafted by master craftsmen. Large windows and French windows give brightness to the interior spaces, enhancing the continuity with nature. The large kitchen, perfectly integrated into the living area, is delimited by a broken iron wall in the center and on the sides. Two large stone work surfaces make it an ideal space for receptions and creative cooking. The internal living room continues into the 80 m² external veranda, thus doubling the surface area of the social areas, thanks to a system of automatic curtains, transforming itself, during the summer, into a shaded and ventilated environment. During the winter season, the property becomes a natural greenhouse instead. The sleeping area, artfully designed, consists of 4 en suite bedrooms with their own bathroom. In the master bedroom, a solid beech wood structure supports the thalamus next to the suggestive fireplace. A French door overlooks the centenary olive grove. The wardrobe wall rises up behind the wooden structure. One of the doors is the access door to the bathroom. The second and third bedrooms mirror each other, made up of a hallway, a bathroom, a sleeping area and a French window to be able to enter and exit independently from the rest of the villa. The fourth bedroom has been created from an attic with exposed beams. A lavender path leads the visitor to the infinity pool, surrounded by an English lawn, equipped with an advanced chlorine-free water treatment system. A wooden pergola defines the shaded area which leads to the dressing room with bathroom and shower. The garden surrounding the villa is full of rosemary, myrtle, lavender, agave and jasmine plants which give off their unforgettable scents. Hares, fawns and wild boars often appear in the large surrounding land, among the centenary olive trees, while at dusk it is sufficient to stand

under the pergola to enjoy the spectacular view of an uncontaminated starry sky. A property without equal, for true connoisseurs of lifestyle, well connected by roads and railways, just over an hour from the cities of Rome, Florence and Fiumicino airport. Land of 2.8 hectares made up of olive trees and arable land. Garage, tool shed.

Property details

---> Codice <---: Capalbio Villa	---> Motivazione <---: Sale
---> Tipologia <---: Villa	Region: Toscana
---> Provincia <---: Grosseto	---> Comune <---: Capalbio
---> frazione <---: Capalbio	---> Prezzo_Richiesto <---: € 2.750.000
---> Totale_mq <---: 380 square meters	---> camere <---: 4
---> bagni <---: 5	---> Locali <---: 12
: Yes	: 1960
: Yes	: 10 meters
: Double, 35 square meters	

Features

Tv Antenna: Autonomous	Porch: 80 m ²	Tv SAT: Autonomous
Closet	Fireplace	Air-Conditioned
Telephone System	Wiring: Up to standart	Sanitary Suspended
Jacuzzi	Shower	Wooden Window Frames
Aluminum Frames	Predisposition for Alarm	Safe-Deposit Box
Shutters	Shutters	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Playgrounds	Railway Station	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices











