

**Cala Piccola - Toscana**

# Panoramic Seafront Villa with Direct Access and Pool at Cala Piccola

**Property ID: IT264922796**



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 500 m<sup>2</sup> • ROOMS: 20 • LAND AREA: 12.650 m<sup>2</sup>**

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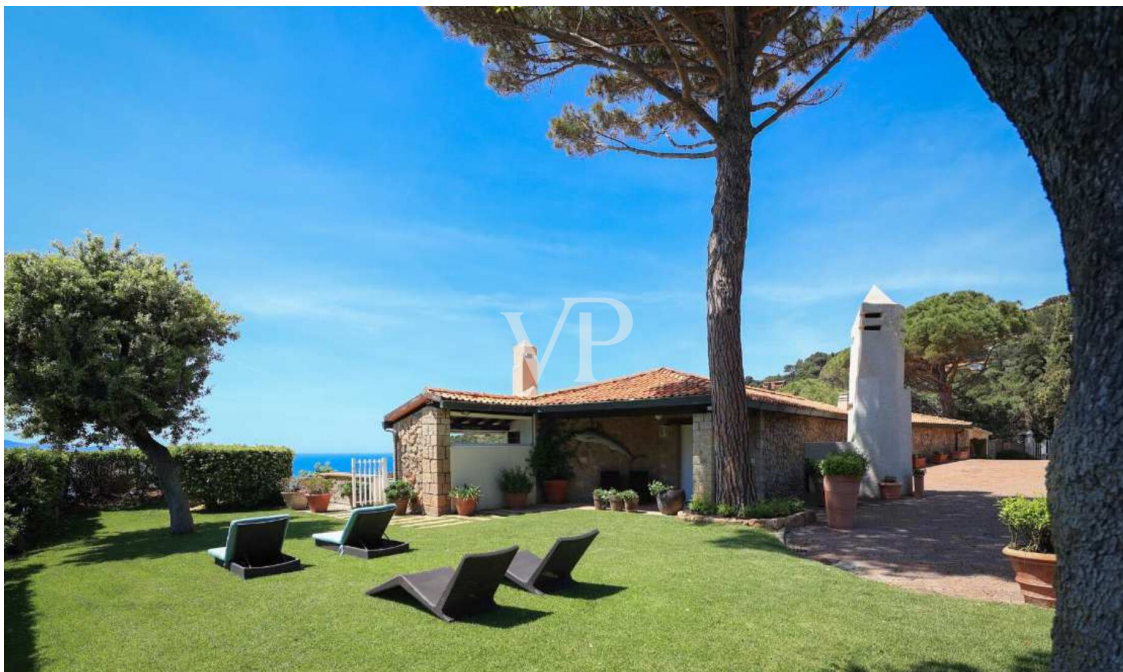
## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT264922796            |
| Living Space         | ca. 500 m <sup>2</sup> |
| Rooms                | 20                     |
| Bedrooms             | 10                     |
| Bathrooms            | 6                      |
| Year of construction | 1960                   |

|                |                                   |
|----------------|-----------------------------------|
| Purchase Price | On request                        |
| Commission     | onderworpen aan commissie         |
| Total Space    | ca. 650 m <sup>2</sup>            |
| Equipment      | Terrace, Swimming pool, Fireplace |

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## The property



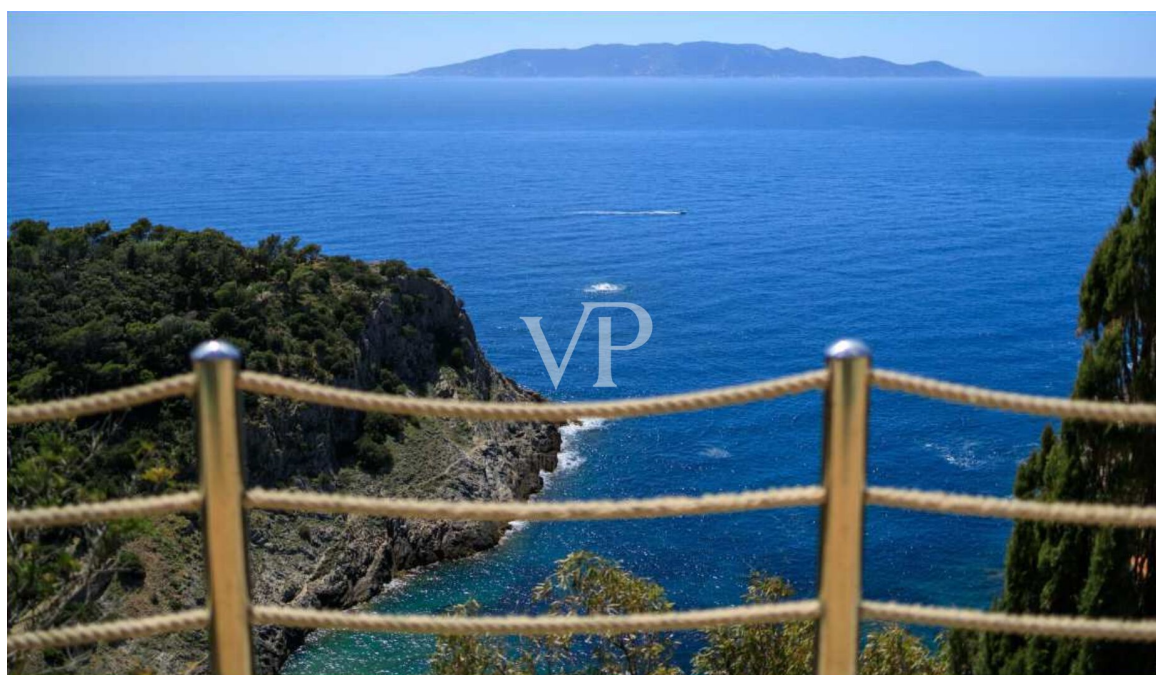
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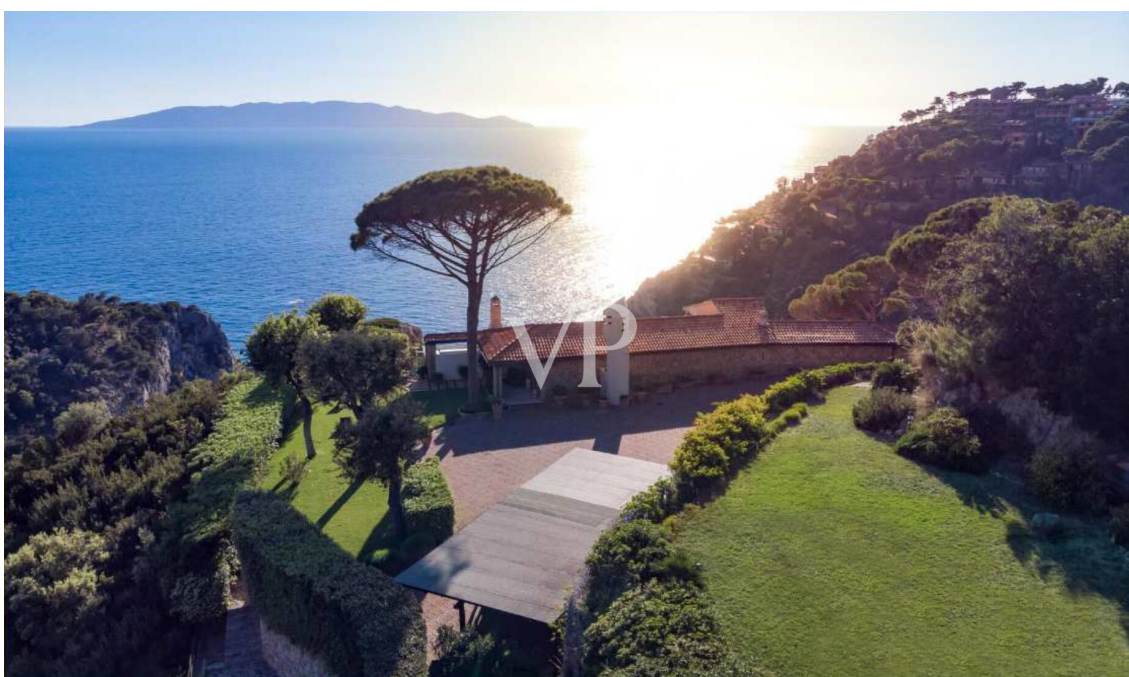
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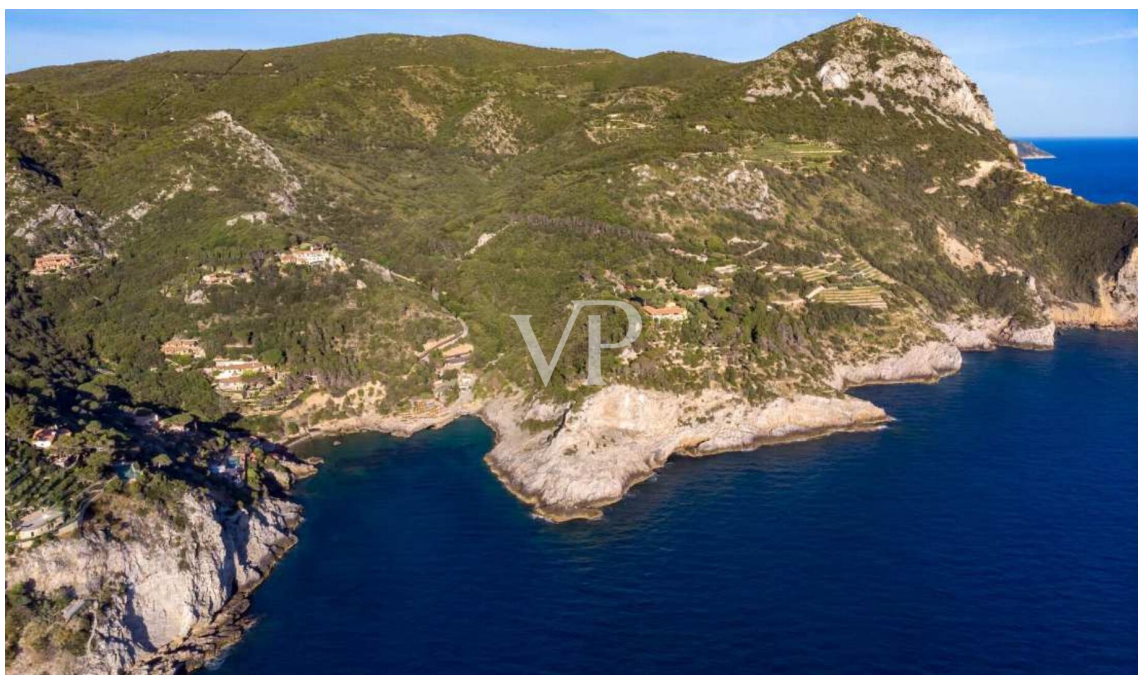
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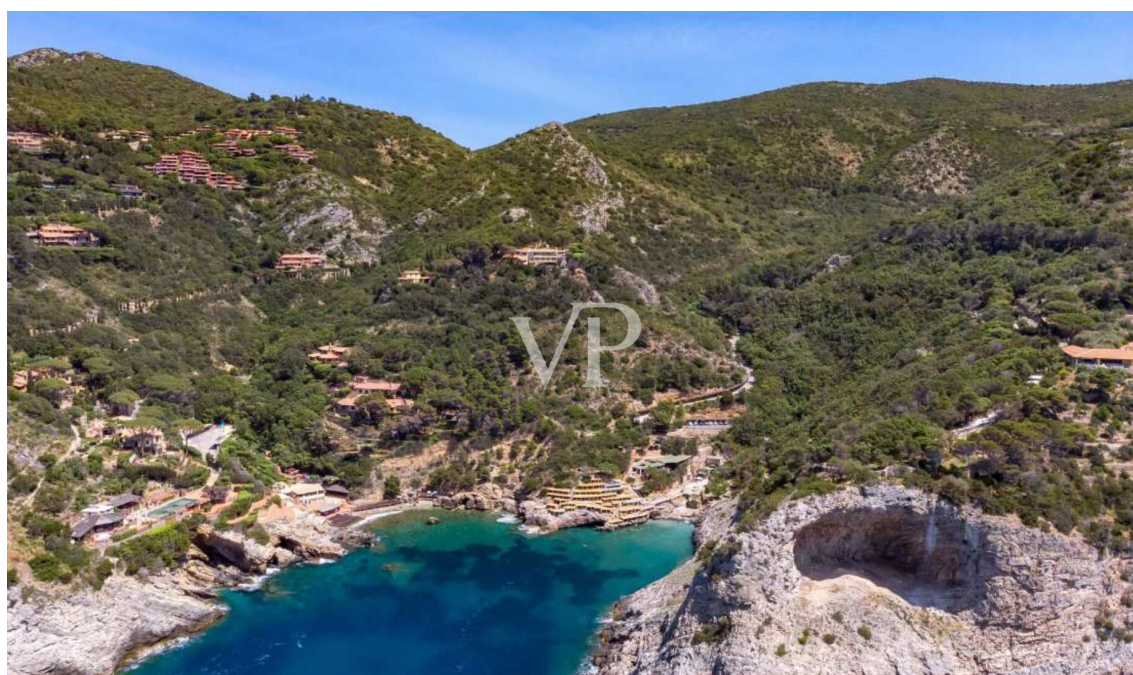
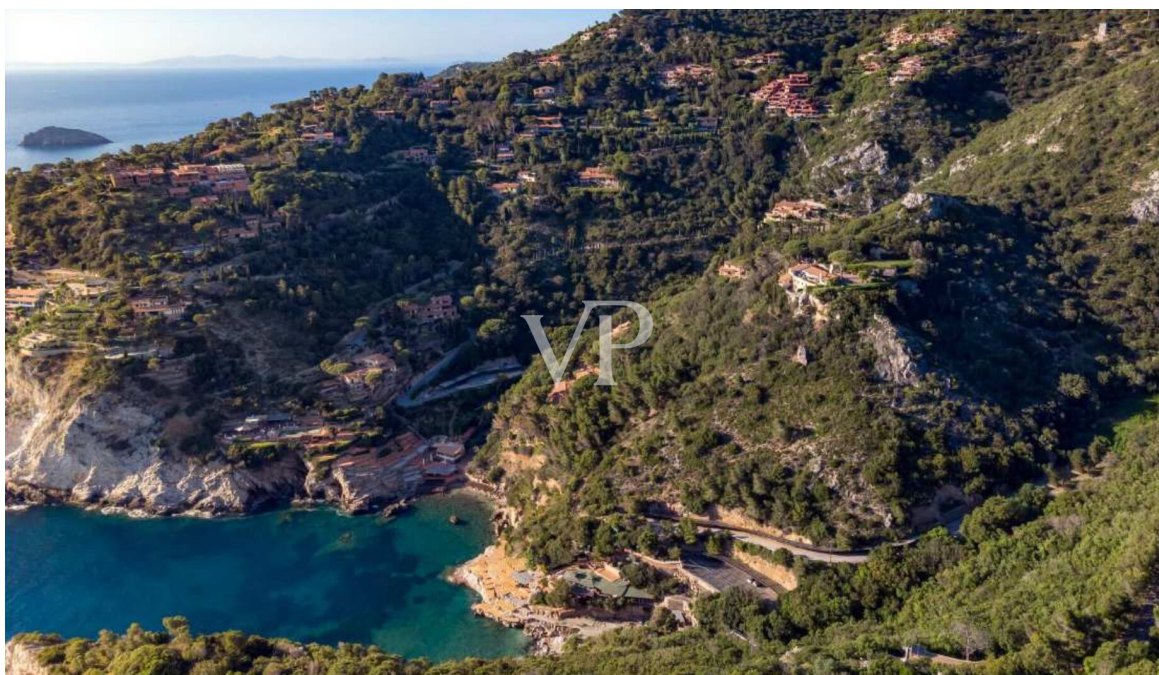
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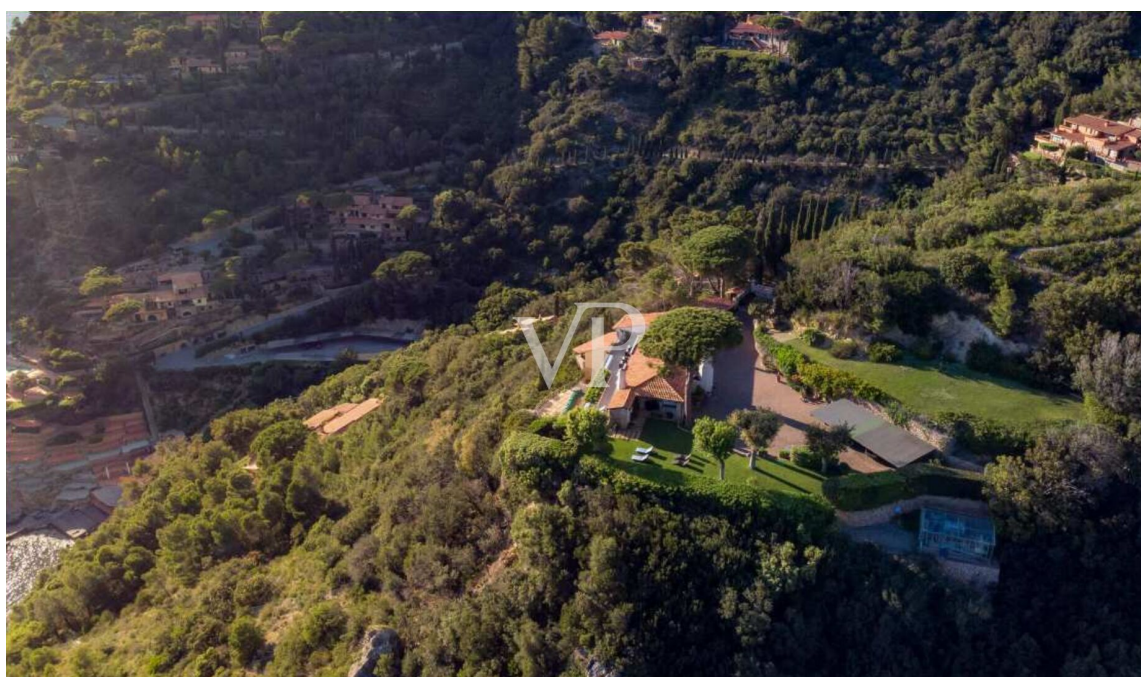
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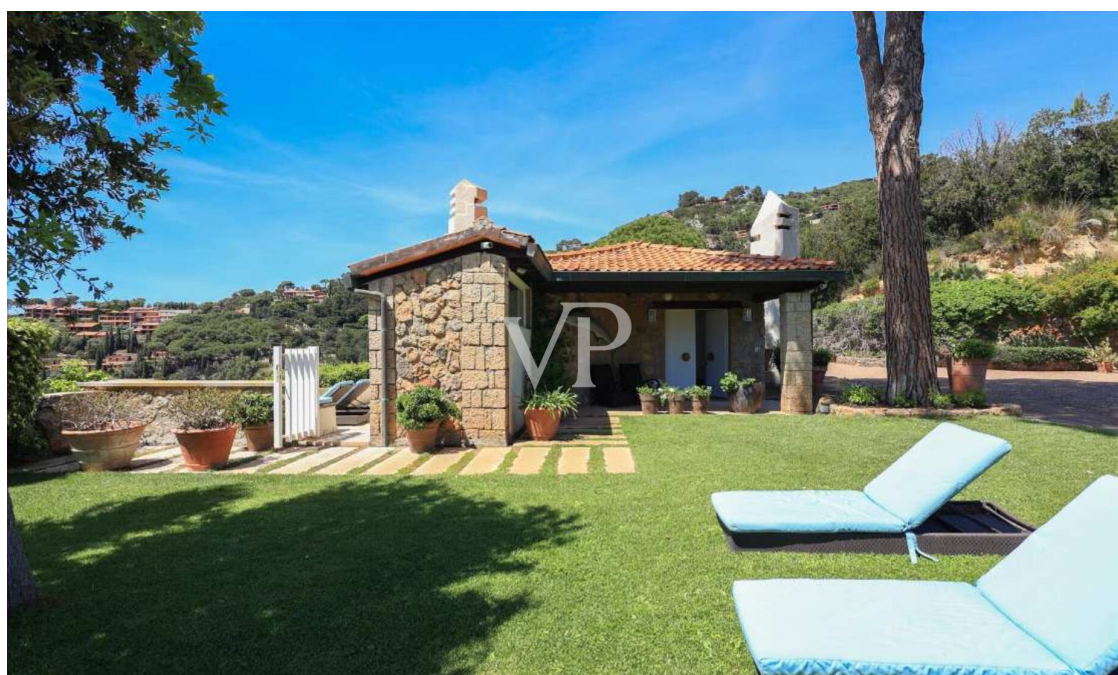
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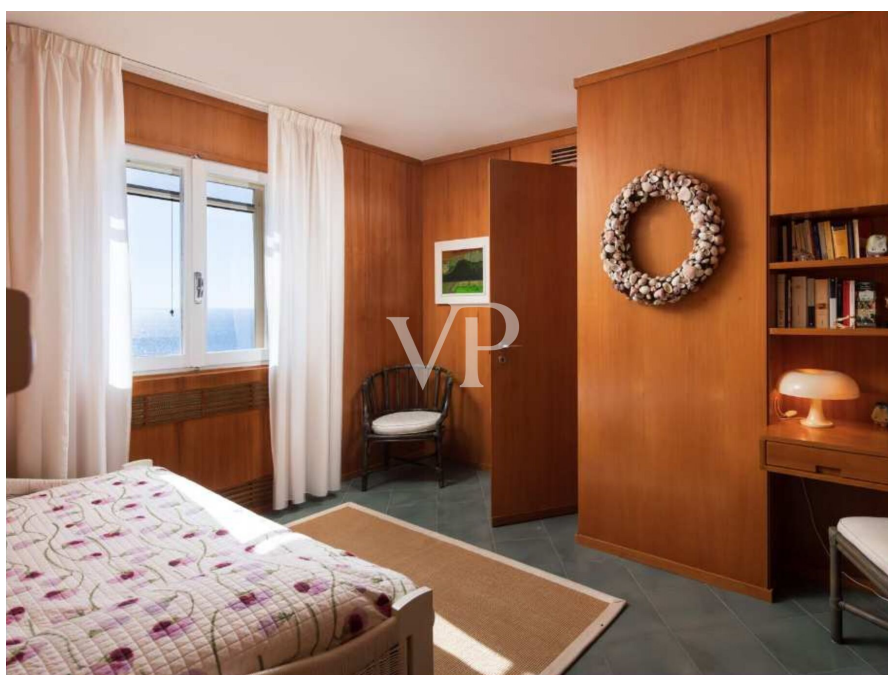
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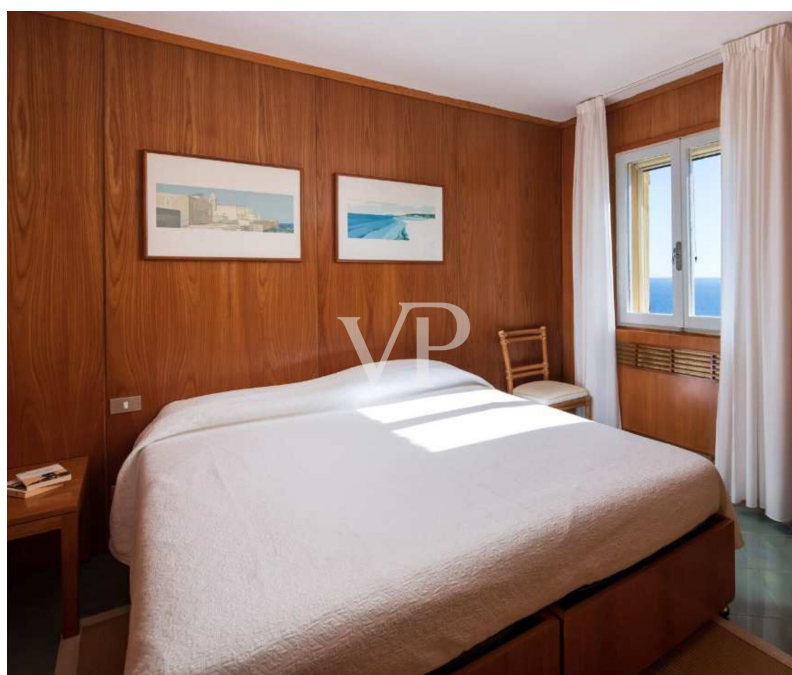
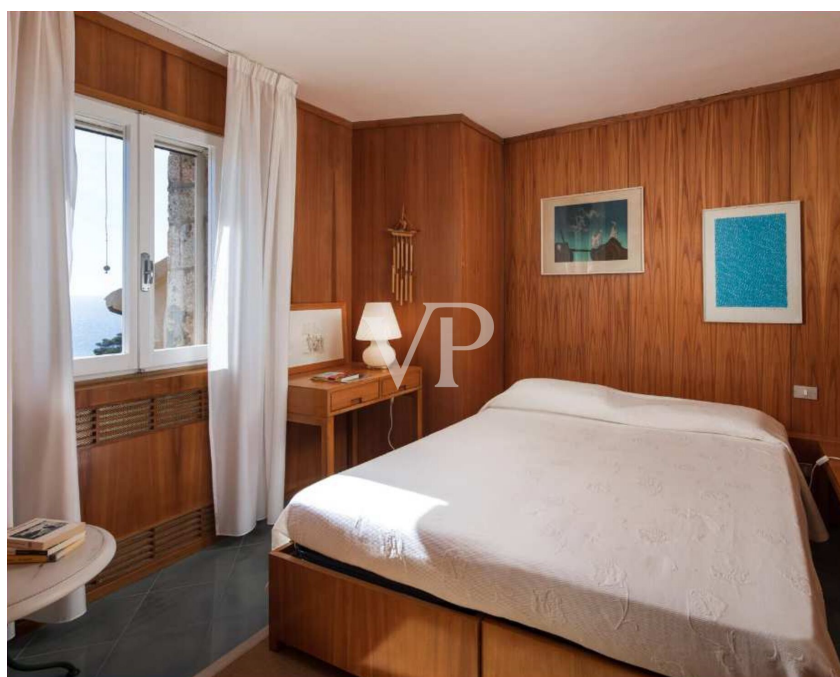
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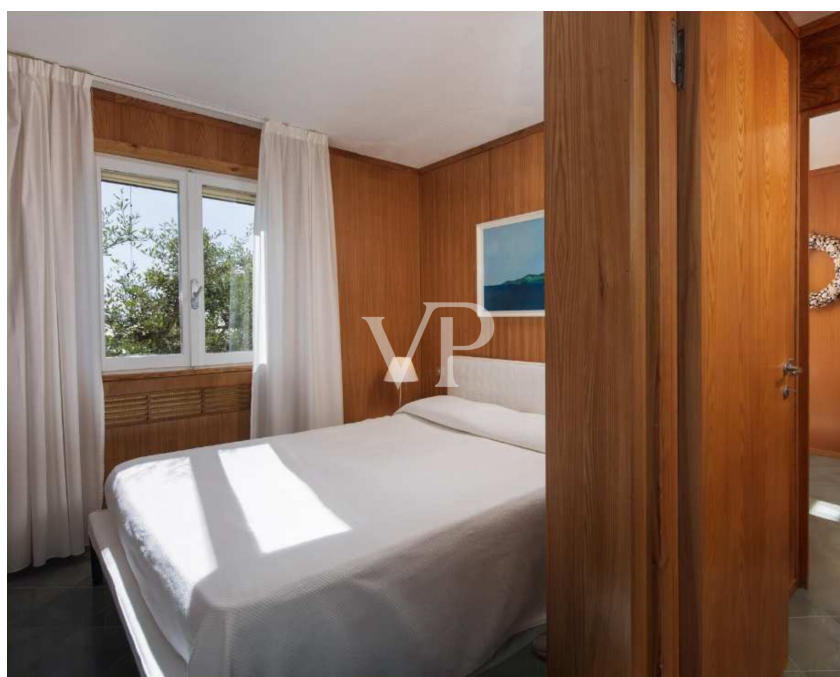
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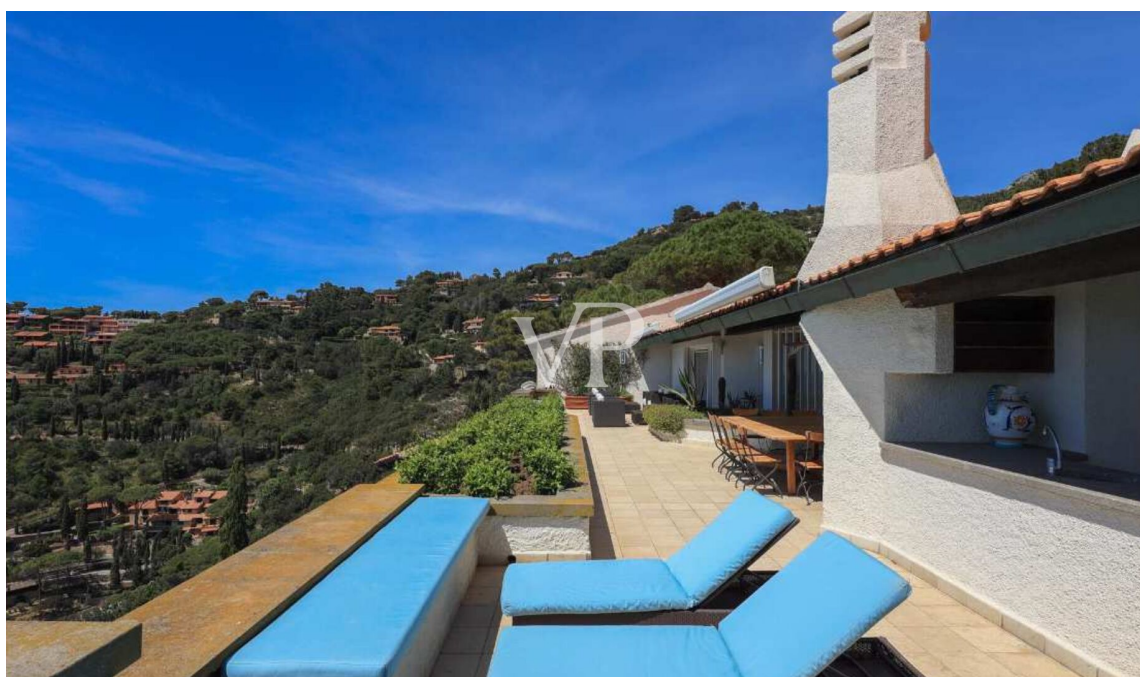
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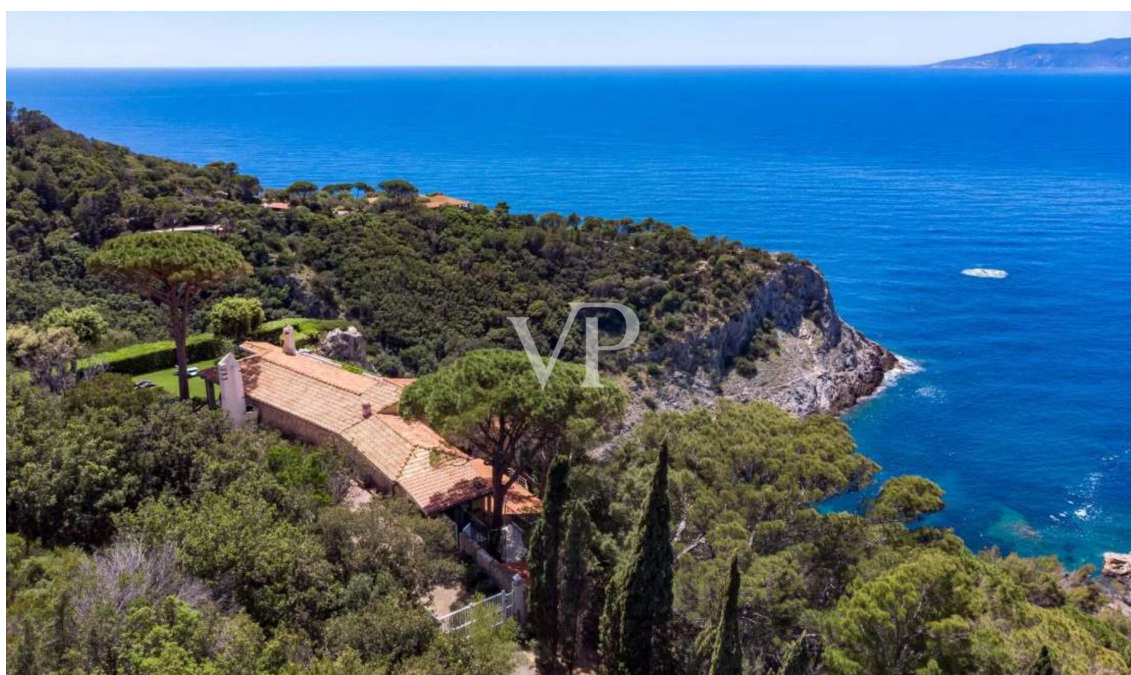
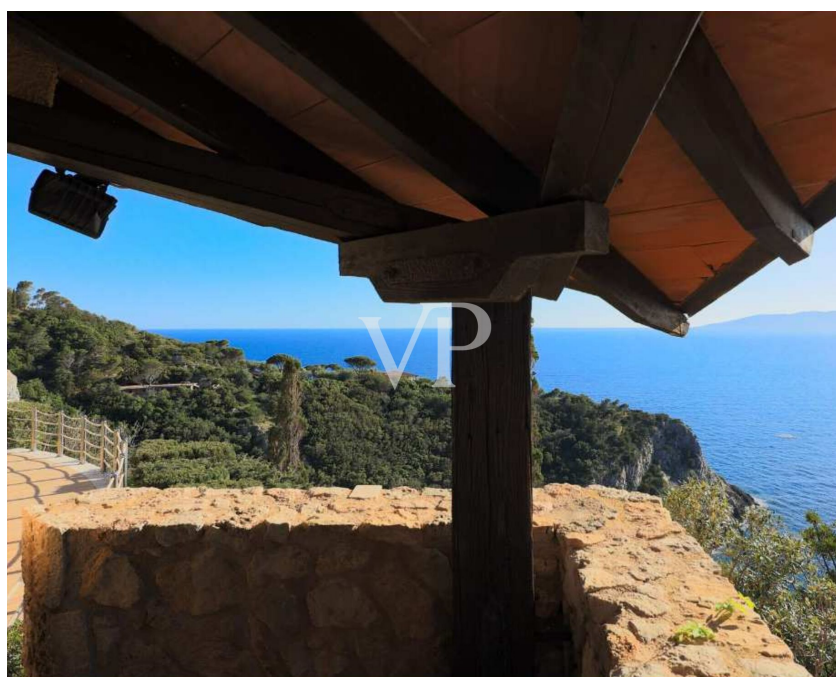
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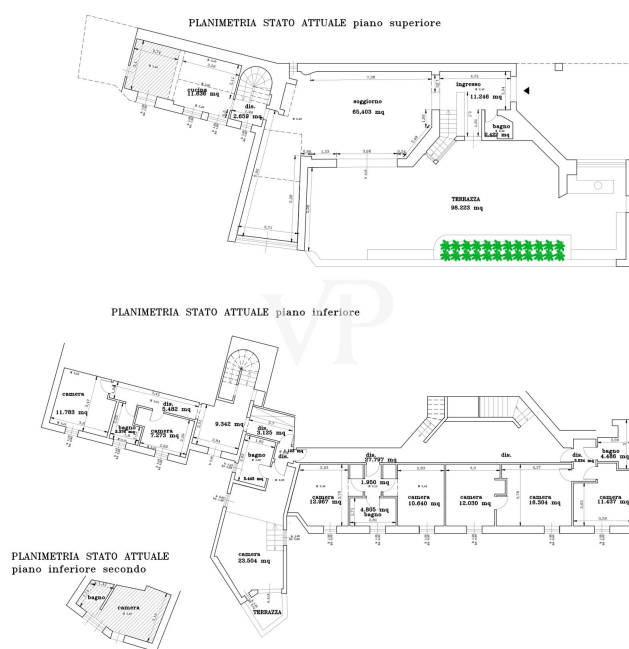
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

At the most scenic point of Cala Piccola, directly overlooking the crystal-clear Argentario sea and with Giglio Island in front, this iconic villa designed in the 1960s by Arch. Zacchioli and completely renovated in 2006/2007 dominates the landscape without any visual obstruction: just sky, sea and light.

The structure harmoniously follows the natural slopes of the land, developing on terraced levels that guarantee every room a total view of the blue.

The living area opens onto a large, bright, panoramic living room with mahogany parquet floors and elm wood paneling. Large windows lead to the sea-facing terrace with barbecue area, perfect for experiencing spectacular sunsets. The sea-view dining room, kitchen and bathroom complete the level.

The sleeping area houses nine bedrooms and four bathrooms, plus an independent apartment for the janitor. On the lower level, a dramatic sea-view swimming pool, framed by a large architectural arch, creates an environment of absolute privacy.

Access via long tree-lined driveway with private courtyard and parking for up to 18 cars (4 covered). Rare added value: lawn above that can be used as a private helipad.

The property covers about 12,650 sq m of fenced Mediterranean park with valuable essences, well for irrigation and scenic path. A path leads directly to the sea.

Included in the renowned Cala Piccola Consortium, with exclusive services of guard, shuttle and equipped beach, it represents a unique residence for its location, privacy and view in the Argentario.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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