

Punta Ala – Toscana

## Exclusive villa with breathtaking 180° panoramic views in Punta Ala

Property ID: IT244151272



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**PURCHASE PRICE: 3.300.000 EUR • LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 11 • LAND AREA: 100 m<sup>2</sup>**

Property ID: IT244151272 - 58043 Punta Ala – Toscana

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## At a glance

Property ID	IT244151272
Living Space	ca. 400 m²
Rooms	11
Bedrooms	7
Bathrooms	7

Purchase Price	3.300.000 EUR
Commission	Subject to commission
Total Space	ca. 400 m²

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	10.01.2032	Final Energy Demand	276.19 kWh/m²a
		Energy efficiency class	F



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## A first impression

In the beautiful tourist resort of Punta Ala, in a prestigious area with a 180° view over the whole promontory and the islands ( Elba, Corsica, Cerboli, Palmaiola and Capraia ) we offer for sale this beautiful villa on three levels equipped with elevator. The property that over the years has had various improvements also boasts a beautiful infinity pool in the highest position of all Punta Ala. Arriving at the property we find the outdoor parking spaces covered by a wooden pergola and the garage of 60 sqm. Through a wide corridor we reach the elevator that leads directly to the various levels of the property. The very bright living area is characterized by an open-space with fireplace. This area directly overlooks the large panoramic terrace. From the living room you access to the kitchen very well distributed .From the kitchen there is direct access to the outdoor barbecue area where we find a pergola with outdoor dining table .Also on the same level a bedroom with its bathroom. On the floor above ( 3rd level ) we find the master sleeping area reachable by a convenient internal staircase or elevator. This area consists of 4 bedrooms and three bathrooms. All rooms have direct access to the outside and three of the rooms have access to the panoramic terrace with beautiful sea views. On the second floor of the property, also accessible by elevator, we find a completely independent apartment consisting of living room, bedroom, bathroom and kitchenette. This area also has independent access from the outside. On the same level we find two more bedrooms, two bathrooms and a cellar with window. Overall, the property is in excellent condition and complete with every comfort .

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## All about the location

Punta Ala is a picturesque coastal village in Tuscany, Italy, known for its breathtaking scenery, luxurious atmosphere and rich history. Located in the province of Grosseto, about 20 kilometers west of Castiglione della Pescaia, it attracts tourists who want to enjoy relaxation, sports and culture. Formerly known as Punta Troia, the history of Punta Ala dates back to Roman times. In the Middle Ages, the region was strategically important and was defended against pirate attacks with fortresses and watchtowers. The current name Punta Ala dates back to the 20th century and is named after the flight maneuver "Ala" (wing), which the Italian aviation pioneer Italo Balbo carried out in the region. The landscape of Punta Ala is a fascinating mix of sea, beaches and dense pine forests. The town offers breathtaking views of the Tyrrhenian Sea and the surrounding islands of the Tuscan Archipelago, including the island of Elba. The beaches are known for their fine, golden sand and crystal-clear water, which is ideal for swimming, snorkeling and sailing. Punta Ala is a paradise for sports lovers and offers numerous activities such as sailing, golf and horse riding. The Punta Ala marina is one of the most modern and well-equipped on the Tuscan coast and attracts sailors from all over the world. The Punta Ala Golf Club, one of the most prestigious golf courses in Italy, offers a challenging 18-hole course surrounded by beautiful countryside. Tuscan cuisine is omnipresent in Punta Ala. Visitors can enjoy regional specialties in the numerous restaurants and trattorias, including fresh seafood, homemade pasta and first-class wines. Olive oil, cheese and game dishes are also essential components of the local gastronomy. Punta Ala's location allows visitors to explore the beauty of the Tuscan countryside and neighboring towns and villages. Excursions to Castiglione della Pescaia, Massa Marittima and the island of Elba are very popular. These places offer additional cultural and historical sights as well as other leisure activities.

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## Contact partner

For further information, please contact your contact person:

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