



# Property 188



**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 12  
**Bedrooms:** 6

## NEARBIES

Villa Cala Piccola is 54 km from Grosseto Airport, 150 km from Rome Fiumicino Airport, 206 km from Pisa International Airport, 206 km from Florence Airport, 233 km from Perugia San Francesco d'Assisi Airport. The villa is 57 m from Cala Piccola, 2 km from Cala Moresca, 4 km from Cannatelli, 6 km from Monte Argentario, 8 km from Porto Santo Stefano, 16 km from Orbetello, 18 km from Porto Ercole, 34 km from Magliano in Toscana, 43 km from Capalbio, 51 km from Manciano, and 52 km from Grosseto.

## FEATURES

- 6 Bedrooms (3 Double Bedrooms + 3 Twin Rooms)
- 6 En-Suite Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Fully-Equipped Kitchen with Island Unit
- Living Area with Smart TV and Decorative Fireplace
- Dining Room
- Office
- Outdoor Seating Areas
- Terrace
- Tennis Court
- Garden
- Air Conditioning (in all Bedrooms)
- Piano
- Fridge and Freezer
- Oven and Microwave
- Filter Coffee Maker and Espresso Maker
- Stove Top
- Washing Machine
- Barbecue
- Hairdryer
- Safe
- Wi-Fi
- Parking Space





# DESCRIPTION

## VILLA CALA PICCOLA - PORTO SANTO STEFANO - ARGENTARIO

6 Bedrooms

### Location and Surrounding Area

Villa Cala Piccola is ideally located in the serene Cala Piccola, close to Cala Moresca and just a short distance from Monte Argentario. Set on the beautiful Argentario Peninsula, this location offers stunning views of the Mediterranean Sea, surrounded by lush landscapes and rugged cliffs. Its peaceful setting provides the perfect escape, while still being within easy reach of nearby beaches and coastal villages. The villa's position allows guests to enjoy both tranquillity and the natural beauty of the Tuscan coast.

Monte Argentario, a stunning coastal promontory in southern Tuscany, is renowned for its breathtaking landscapes and crystal-clear waters. The area is dotted with seaside villages like Porto Santo Stefano and Porto Ercole, each offering a blend of traditional Mediterranean charm and vibrant harbour life. The promontory is perfect for nature lovers, with scenic trails, secluded coves, and cliffs. Monte Argentario also boasts several beautiful beaches, ideal for swimming, sunbathing, and water sports.

Known for its beauty and history, Capalbio is a charming hilltop town in Tuscany. With its medieval walls and cobbled streets, it offers stunning views of the surrounding countryside and coastline. The town's historic centre features the Renaissance Church of San Nicola and quaint squares. A must-see is the Tarot Garden, an open-air art park created by artist Niki de Saint Phalle. With its scenery, delicious local food, and proximity to the sea, Capalbio is a perfect blend of culture, art, and natural beauty.

Nestled between two lagoons on the Tyrrhenian coast, Orbetello is a beautiful town with a rich history and scenic charm. Known for its unique location, surrounded by water, and connected to the mainland by a narrow strip of land, Orbetello offers picturesque views and a peaceful atmosphere. The historic centre is a delightful maze of narrow streets, piazzas, and elegant buildings, with highlights such as the Church of San Girolamo and the Spanish Fort.

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### The Property

Set against the stunning backdrop of the Mediterranean Sea, Villa Cala Piccola is a contemporary masterpiece designed to blend seamlessly with its beautiful natural surroundings. With sweeping views over the deep blue sea, Villa Cala Piccola offers a serene and sophisticated escape for those looking to unwind in one of Tuscany's most breathtaking coastal locations. This spacious villa boasts six luxurious bedrooms, six bathrooms, and ample space to accommodate up to 12 guests.

The villa is a striking cluster of buildings and terraces, designed to harmonise with the landscape of the Argentario peninsula. A private 12-metre pool, nestled amidst the greenery, offers the perfect place to relax while soaking in the panoramic views. Steps from the pool lead to a wide terrace, equipped with sitting areas and a dining space. Here, guests can unwind while gazing at the sea, and with entrances to the bedrooms positioned to maximise the ocean views, the sea becomes a constant companion.

The ground floor features a spacious lounge, perfect for casual gatherings, and six beautifully appointed bedrooms, including three double rooms and three twin rooms, one of which can be converted into a double. Each bedroom is complemented by its own en-suite bathroom. Large windows allow natural light to flood the rooms, creating an inviting atmosphere where the sea views are always within reach. For added convenience, the villa includes air conditioning in every room.

The master bedroom opens directly onto the terrace, while the other rooms also provide easy access to the outdoor areas. The first floor is dedicated to living and dining areas. The lounge area is furnished with plush sofas, a smart TV, and a piano for those with a love for music. The dining room provides an elegant space for family meals or entertaining guests. Adjacent to the dining area is the fully-equipped kitchen, which includes modern appliances and a large island unit. The kitchen leads to a covered terrace and garden.

PHOTOS









