



Property 422



Number of beds: 13
Bedrooms: 7



Private Beach Access

Two direct accesses to the public beach, connecting the villa to the sea.



Air Conditioning In The Bedrooms

Excluding two bedrooms (located in an area of the house where cooling is not required). Included in the price.



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

Safe

One safe only.

Crib

Available For Events

Weddings or small events, with a maximum of 100 people.



Stereo system and DVD



Fibre Internet



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course

The villa is located approximately 7 km from Argentario Golf & Wellness Club.

The maximum distance from the city centre is 1.5 km
The villa is located approximately 500 m from Porto Ercole centre.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions


3 double bedrooms (with the possibility of twin beds), 1 bedroom with 2 single beds (with the possibility of a double bed), 1 bedroom with a small double bed, and 1 bedroom with 3 single beds.

Nearby

The villa is located approximately 500 m from the centre of Porto Ercole, where several restaurants, a Coop supermarket, and a pharmacy can be found.

 Parking Space

Outdoor courtyard with parking space for 3 cars.

 Table Tennis

 Heating

Heating charged according to consumption with radiators and fan coil units. Not included in the price.

High Chair

 Housekeeping


3 hours of cleaning every 5 days with change of bed linen. Included in the price. Extra cleaning available on request at an additional cost.

Smart TV

Mattress topper

 Satellite TV

Ceiling Fans

 Sea Views

 Wi-Fi

Insect Screens

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

NEARBIES

Villa Isabella is 142 km from Leonardo da Vinci Airport, 197 km from Florence Amerigo Vespucci Airport and 203 km from Pisa Galileo Galilei Airport. Orbetello is 7 km from the villa, Monte Argentario is 13 km, Porto Santo Stefano is 13 km, Ansedonia is 16 km, Cala Moresca is 18 km, Cala Piccola is 18 km, Magliano is 32 km, Capalbio is 31 km, Grosseto is 49 km and Saturnia is 62 km. The villa is less than 500 m from the centre of Porto Ercole, where all necessary services can be easily found.

FEATURES

- 7 Bedrooms (4 Double Bedrooms, 2 Single Rooms, 1 Triple Room)
- 4 En-Suite Bathrooms + 2 Additional Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Outdoor Lounge Area
- Outdoor Dining Area
- Multi-level Garden
- Large Terraces Furnished with Deckchairs
- Direct Access to the Beach Via Stone Steps
- Garage and Parking Space
- Small Indoor Patio Filled with Greenery
- Pantry with 2 Refrigerators
- Built-in Wardrobes in the Bedrooms
- Ceiling Fans in the Bedrooms
- Storeroom with Washing Machine and Refrigerator
- Parking Area



DESCRIPTION

Property 422 – PORTO ERCOLE

7 Bedrooms

Location and Surrounding Area

Perched above the enchanting village of Porto Ercole, the villa enjoys a truly remarkable position on the southern Tuscan coast. Set within one of the most exclusive and picturesque corners of the Maremma, it is surrounded by a landscape where the deep blue of the Tyrrhenian Sea merges seamlessly with the soft hues of the coastline. The location offers a rare sense of privacy and tranquillity, while still being within walking distance of the village centre and its charming harbour.

The villa is in the heart of the southern Tuscan coast, an area celebrated for its unspoilt natural beauty and timeless charm. The surrounding Maremma landscape is characterised by rolling hills, dense Mediterranean scrub, and dramatic coastal scenery, where high cliffs alternate with hidden coves and small beaches lapped by crystal-clear waters. This wild and evocative territory is also home to historic villages, archaeological sites and traditional countryside dotted with vineyards and olive groves.

Porto Ercole is one of the most fascinating seaside resorts in the area, renowned for its elegant harbour, vibrant waterfront atmosphere, and rich historical heritage. The town is dominated by the impressive Spanish fortresses of Forte Filippo, la Rocca and Forte Stella, 16th-century defensive structures that still overlook the sea today. Visitors can enjoy leisurely walks along the marina, dine in characteristic restaurants by the water and soak up the authentic maritime character of the village.

A short distance away lie other remarkable destinations such as Porto Santo Stefano, famous for its scenic promenade and lively port, and Orbetello, a unique town built on a narrow strip of land crossing a tranquil lagoon. The inland countryside also offers fascinating excursions, including the medieval hilltop towns of Magliano, known for its excellent Morellino di Scansano wine, and Capalbio, an elegant village surrounded by Maremma scrubland and crowned by an ancient castle overlooking the valley below.

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The Property

Located on the Tuscan coast, Property 422 boasts large terraces overlooking the Tyrrhenian Sea, providing an exclusive retreat in one of the most popular areas in Tuscany. Suspended between an infinite blue sky and the turquoise sea, the idyllic setting of the villa offers superb panoramas. Built in the 1960s, Property 422 can accommodate up to thirteen guests in seven bedrooms (four double bedrooms, two single rooms and one triple room) spread over two floors.

Flanked by cypresses, the access drive leads to the parking area, from where the terraces can be reached via staircases. Surrounded by a beautiful garden laid out over multiple levels, the generous terraces feature comfortable deckchairs, inviting guests to sit back and unwind. Offering a calm atmosphere and unparalleled sea views, the outdoor area is the perfect setting for romantic dinners and stargazing. Stone steps on both sides of the garden provide easy access to the beach below.

Like the garden, the house is also built on different levels. From the living and dining area, surrounded by terraces, a few steps lead down to the three double bedrooms on the upper floor. Each bedroom has a separate bathroom (one with a bathtub and two with showers), built-in wardrobes and ceiling fans. The living room, furnished with comfortable sofas and decorated with ethnic furnishings, houses a fireplace and a small patio filled with greenery, which is the highlight of this space.

The dining area leads to the service area, which includes a kitchen, a pantry with two refrigerators, and a guest bathroom. At the other end of the kitchen, a spiral staircase leads to the lower floor of the house, which includes four bedrooms: one double bedroom with a walk-in wardrobe and en-suite bathroom, two single rooms and one triple room, two further bathrooms, and a storeroom with a washing machine and a refrigerator.

PHOTOS



