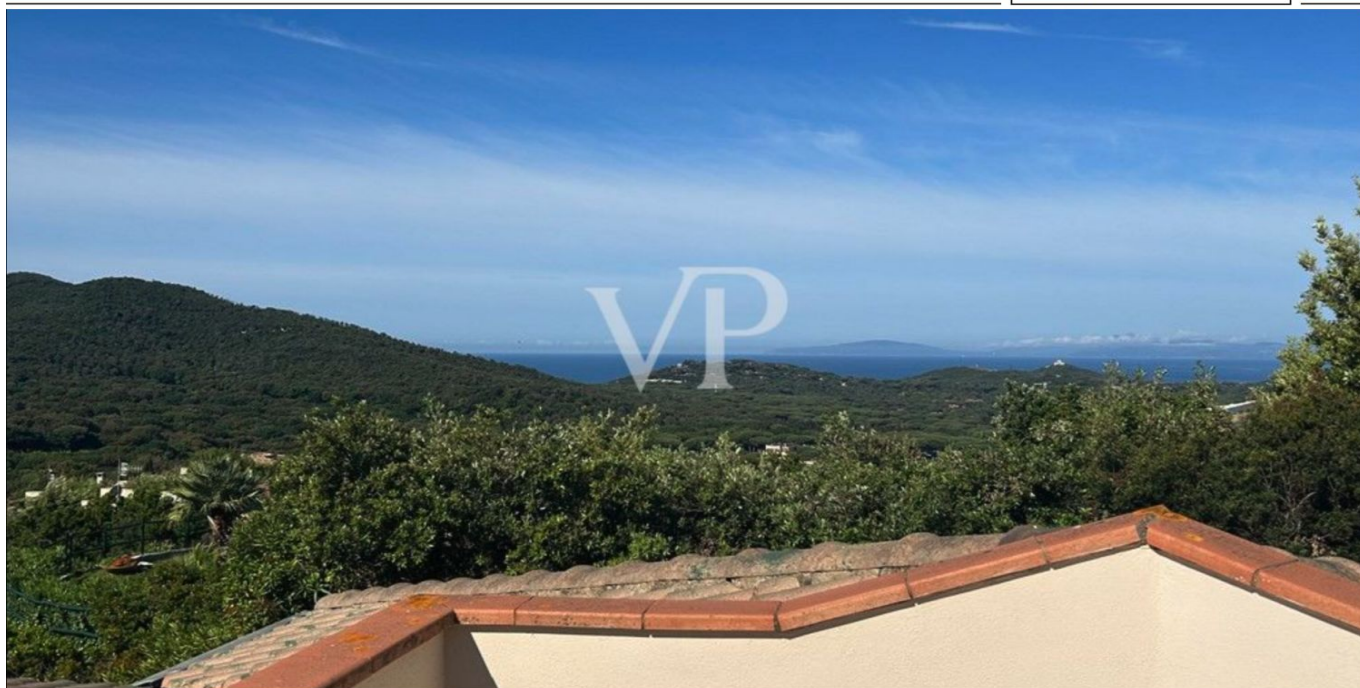


Punta Ala – Toscana

Punta Ala: Spectacular villa in excellent condition with sea view

Property ID: IT244151268



www.von-poll.it

PURCHASE PRICE: 1.800.000 EUR • LIVING SPACE: ca. 154,6 m² • ROOMS: 5

Property ID: IT244151268 - 58043 Punta Ala – Toscana

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Property ID: IT244151268 - 58043 Punta Ala – Toscana

At a glance

Property ID	IT244151268
Living Space	ca. 154,6 m²
Rooms	5
Bedrooms	4
Bathrooms	5

Purchase Price	1.800.000 EUR
Commission	subject to commission
Total Space	ca. 205 m²
Equipment	Terrace

Property ID: IT244151268 - 58043 Punta Ala – Toscana

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
		Final Energy Demand	125.00 kWh/m²a
		Energy efficiency class	D

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The property



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The property



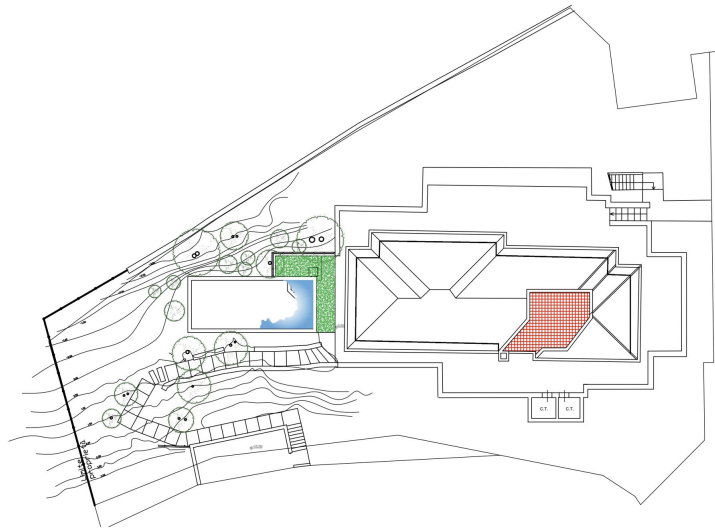
Property ID: IT244151268 - 58043 Punta Ala – Toscana

The property



Property ID: IT244151268 - 58043 Punta Ala – Toscana

Floor plans



PIANTA PIANO TERRENO
STATO ATTUALE
Scala 1:100

Corte Esclusiva

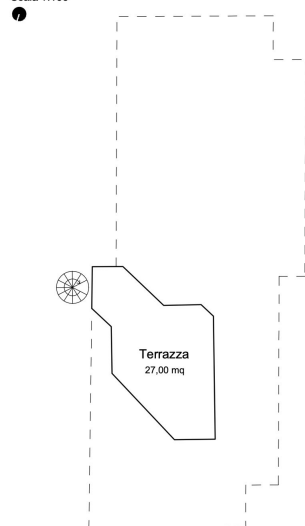
Corte Esclusiva

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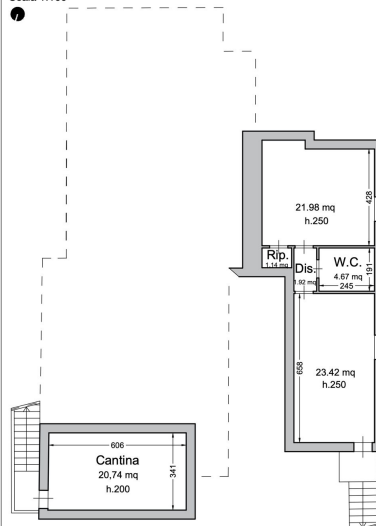
C.T.

C.T.

PIANTA PIANO PRIMO
STATO ATTUALE
Scala 1:100



PIANTA PIANO INTERRATO
STATO ATTUALE
Scala 1:100



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.

Property ID: IT244151268 - 58043 Punta Ala – Toscana

A first impression

In the beautiful resort of Punta Ala, 2 km from the sea with beautiful views of the golf course and the sea, we offer for sale this villa completely renovated in 2023. The villa on one level consists of a large living/dining room very bright overlooking the covered terrace overlooking the green and the sea. From the living room there is access on the left to the kitchen divided into two areas with furniture and appliances of the latest generation always in the same area we find a bathroom belonging to the living area. The sleeping area consists of 3 bedrooms and two bathrooms in addition to the master bedroom equipped with bathroom and large walk-in closet. Outside from property is surrounded by terraces and the grove of property. On the back via comfortable spiral stairs you can reach panoramic terrace of about 25 sqm from where you have a full view of the promontory of Punta Ala. In addition to the main villa the property has a very bright guest apartment (tavern) consisting of living room (with provision for a kitchen), a large bathroom and a double bedroom. Under the villa instead we find a convenient cellar. The property also has a convenient Garage under the road and some private parking spaces . All the installations are new , the floor is oak and the bathrooms in resin. The house has natural gas heating with radiators and air-conditioned system of hot and cold air. In addition, the property is sold with the approved project for the construction of a swimming pool

Property ID: IT244151268 - 58043 Punta Ala – Toscana

Contact partner

For further information, please contact your contact person:

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