



Elegant Villa in the Exclusive Pinewood of Roccamare - REF. VRS4



For Sale - Castiglione della Pescaia - downtown - €1,300,000.00

Bedrooms: 3 - Bathrooms: 3

## Key features

- 3 bathrooms
- 3 bedrooms
- single-level house suitable for families
- garden
- parking space

## Full description

Nestled in the privacy and tranquility of the stunning Roccamare pinewood, this villa is the perfect retreat for those looking to escape the chaos of the city and reconnect with nature. This exclusive and secure setting is ideal for individuals with a demanding work life who seek a peaceful oasis for themselves and their families—a place where children can still roam freely along the small pathways leading directly to the beach.

Spanning **163 sqm** on a single level, the villa boasts spacious and welcoming interiors. The **large living room** is perfect for evenings spent in good company, chatting and relaxing. The **sleeping area** features three **bright and quiet bedrooms**, along with three **well-appointed bathrooms**, ensuring convenience and comfort for all guests.

However, the true gem of this property is its **outdoor space**. The **21 sqm covered patio** extends the indoor living area, featuring a **fully equipped kitchen** and a **large dining table**, making it the heart of summer gatherings. Imagine hosting enchanting dinners under the stars, perhaps with a **private chef** preparing exclusive dishes for you and your guests, while the gentle pinewood breeze creates an even more magical atmosphere.

Additionally, the property includes a **124 sqm basement**, ideal for storing summer equipment.

And then, there's the **sea**. With your **private gazebo on Roccamare Beach**, you can enjoy the sun and the crystal-clear waters in total privacy, without sacrificing the tranquility and exclusivity that define this extraordinary location.

To complete the property, a **covered carport** provides sheltered parking for up to **three cars**, ensuring maximum convenience.

If you wish to experience the beauty of this exceptional villa firsthand, **contact us at +39 0564 935070** to schedule a viewing.







Via Vittorio Veneto 88  
58043 Castiglione della Pescaia (GR)  
tel +39 0564 935070  
cell. 339 7852243  
info@alfaimmobiliare.it  
www.alfaimmobiliare.it