

# \$22,700,000 - 58043 Castiglione Della Pescaia, Tuscany

MLS® #O5769018

**\$22,700,000**

6 Bedroom, 4.00 Bathroom, 4,500 sqft  
Residential on 2 Acres

Castiglione Della Pescaia, Tuscany, OC

Luxury villa for sale in one of the most exclusive areas of Tuscany "Pineta di Roccamare".

The exclusive gated community is one of the few villas located inside of the Pineta di Roccamare that allows for a free view over the valley and private access to the white sandy beach and crystalline sea near "Castiglione Della Pescaia".

The 6bdr/4bath jewel designed by members of the "von Hohenlohe"™ dynasty architecture is surrounded, cooled and enriched by lush landscaping that makes it perfect for privacy, exclusivity, anonymity and safety. As soon as you walk in you are

welcomed by a hallway, large reception room and dining room with wood burning fireplace. The large pool includes a cabana.

The main villa and garden area underwent a thorough renovation by its German owners in 2015, including a new roof, pool, terraces, and interiors. A separate potential guest villa is available for purchase next door for extra guest or staff. (ask for more info)

A little run through the area, "Castiglione della Pescaia" and "Punta Ala" offer many sporting options from golfing, riding, hiking, biking, tennis, to surfing and sailing, as well as culinary delights. Lovers of history and culture may enjoy archaeological sites like Vetulonia and Roselle nearby; lovers of nature may organize excursions and trekking. In Castiglione "Della Pescaia", "Scarlino" and "Punta Ala"



beautiful marinas allow for boat trips to the islands of the Tuscan archipelago.

Built in 1970

### Essential Information

MLS® #	O5769018
Price	\$22,700,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,500
Acres	1.54
Year Built	1970
Type	Residential
Sub-Type	Villa
Style	Spanish/Mediterranean
Status	Active

### Community Information

Address	58043 Castiglione Della Pescaia
Area	Unknown
Subdivision	Castiglione Della Pescaia
City	Tuscany
County	Out of Area
State	OC

### Amenities

Utilities	Cable Connected, Electricity Available, Electricity Connected, Natural Gas Connected, NaturalGas Available, Public, Sprinkler Meter, Street Lights, Water Available
Features	Gated Community, Gated Community, Park, Sidewalk, Tennis Courts, Water Access
Parking Spaces	2
Parking	Driveway
# of Garages	10
Garages	Under Building Parking, , 2 Car Carport, , 5+ Car Garage
View	Conservation, Near Marina, Garden View, Greenbelt View, Park View, Pool View, Wooded View

Has Pool Yes  
Pool In Ground, Lighting

### **Interior**

Interior Ceramic Tile, Wood  
Interior Features Ceiling Fans(s), Skylight(s), Split Bedroom  
Appliances Built-In Oven, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer  
Heating Central  
Cooling Mini-Split Unit(s)  
Fireplace Yes  
Fireplaces Wood Burning  
# of Stories 2  
Stories Two Story

### **Exterior**

Exterior Brick, Concrete, Stone  
Exterior Features Fenced, Irrigation System, Lighting, Outdoor Grill, Satellite Dish, Sliding Doors, Sprinkler Metered, Mature Landscaping, Trees/Landscaped  
Lot Description One + to Two Acres  
Windows Blinds, Shutters  
Roof Tile  
Foundation Slab

### **Additional Information**

Days on Market 256  
Zoning 1

### **Listing Details**

Listing Office Coldwell Banker Residential Re

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