

Punta Ala – Toscana

## Exclusive semi-detached house with sea views and garden near the Punta Ala marina

Property ID: IT244151283



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**PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.000 m<sup>2</sup>**

Property ID: IT244151283 - 58043 Punta Ala – Toscana

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## At a glance

|                |                              |
|----------------|------------------------------|
| Property ID    | IT244151283                  |
| Living Space   | ca. 80 m <sup>2</sup>        |
| Available from | According to the arrangement |
| Rooms          | 4                            |
| Bedrooms       | 2                            |
| Bathrooms      | 1                            |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 530.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 80 m <sup>2</sup> |
| Usable Space   | ca. 0 m <sup>2</sup>  |

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## Energy Data

|                                |            |                         |                             |
|--------------------------------|------------|-------------------------|-----------------------------|
| Energy Source                  | Gas        | Energy Certificate      | Energy demand certificate   |
| Energy certificate valid until | 15.03.2034 | Final Energy Demand     | 146.94 kWh/m <sup>2</sup> a |
|                                |            | Energy efficiency class | C                           |

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## The property





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## A first impression

Punta Ala, 200 meters from the marina is located this beautiful semi-detached house. The completely renovated house is located on the second floor of a two-level building. The apartment consists of a beautiful American kitchen with sea view of the islands and the marina, two double bedrooms, one of which mar view , large windowed shower bathroom. The exterior of the property consists of a large terraced garden with gazebo, outdoor kitchen, laundry room and outdoor bathroom. The apartment is equipped with air conditioning, double windows with electric shutters and covered parking space owned by the property.

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## All about the location

Punta Ala is a picturesque coastal village in Tuscany, Italy, known for its breathtaking scenery, luxurious atmosphere and rich history. Located in the province of Grosseto, about 20 kilometers west of Castiglione della Pescaia, it attracts tourists who want to enjoy relaxation, sports and culture. Formerly known as Punta Troia, the history of Punta Ala dates back to Roman times. In the Middle Ages, the region was strategically important and was defended against pirate attacks with fortresses and watchtowers. The current name Punta Ala dates back to the 20th century and is named after the flight maneuver "Ala" (wing), which the Italian aviation pioneer Italo Balbo carried out in the region. The landscape of Punta Ala is a fascinating mix of sea, beaches and dense pine forests. The town offers breathtaking views of the Tyrrhenian Sea and the surrounding islands of the Tuscan Archipelago, including the island of Elba. The beaches are known for their fine, golden sand and crystal-clear water, which is ideal for swimming, snorkeling and sailing. Punta Ala is a paradise for sports lovers and offers numerous activities such as sailing, golf and horse riding. The Punta Ala marina is one of the most modern and well-equipped on the Tuscan coast and attracts sailors from all over the world. The Punta Ala Golf Club, one of the most prestigious golf courses in Italy, offers a challenging 18-hole course surrounded by beautiful countryside. Tuscan cuisine is omnipresent in Punta Ala. Visitors can enjoy regional specialties in the numerous restaurants and trattorias, including fresh seafood, homemade pasta and first-class wines. Olive oil, cheese and game dishes are also essential components of the local gastronomy. Punta Ala's location allows visitors to explore the beauty of the Tuscan countryside and neighboring towns and villages. Excursions to Castiglione della Pescaia, Massa Marittima and the island of Elba are very popular. These places offer additional cultural and historical sights as well as other leisure activities.

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## Contact partner

For further information, please contact your contact person:

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