





# Villa with sea view and private beach in Sabaudia (03671)



**5 500 000 €**

-  Floor area **400 m<sup>2</sup>**
-  Number of rooms **4 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**

 Location: **Italy**

 To the airport: **km**

 To the city  
centre: **km**

## Options

- ✓ Sea view
- ✓ Balcony/ Terrace
- ✓ Private territory
- ✓ Outdoor parking
- ✓ Private beach
- ✓ Garden

## Description

**Luxury villa on the Tyrrhenian coast in one of the most prestigious resorts in Italy - Sabaudia.**

This luxurious residence of about 400 sq.m. is ideal for those who value a combination of privacy, comfort and stunning marine life, with access to the beach.

### **Main characteristics of the villa:**

- **Direct access to the beach:** the villa has a private descent to one of the cleanest beaches of Sabaudia with white sand, where you can enjoy privacy and silence.
- **Villa area:** 400 sq.m., including the main building and a separate outbuilding for guests.
- **Living room and terraces:** a spacious living room (130 sq.m.) with a fireplace and a dining area opens onto panoramic terraces with breathtaking views of the Tyrrhenian Sea and the Pontine Islands.
- **Bedrooms:** 4 en-suite bedrooms, hand-decorated with Vietri majolica, a landscape of refined luxury.

- **Annex:** a separate building of 80 sq.m. with two bedrooms, a living room, a kitchen and a bathroom, ideal for guests or staff.
- **Garden:** a well-kept garden of 3,000 sq.m., planted with native plants, gently sloping down to the sea, creating harmony with nature.

### **Additional amenities:**

- Beach house with shower and relaxation area by the sea.
- Parking for 5 cars with easy access.
- BBQ area for cozy family evenings and receptions.
- Air conditioning in each bedroom for a comfortable stay.
- Exclusive location with stunning weather on Mount Circeo and endless sea views.

**About the area: Sabaudia** is a prestigious resort in the Lazio region, famous for its endless sandy beaches, crystal clear waters and the unique nature of the Circeo Park. Located just 100 km from Rome, this resort offers visitors and tourists peace and quiet, making it a favorite sight for celebrities and the elite. Sabaudia's beaches are annually awarded the Blue Flag for their cleanliness and ecology.

This villa is the perfect choice for those who want to enjoy life on the coast all year round. The resort offers a variety of outdoor activities: walks in the Circeo Park, water sports, as well as many cultural and historical attractions.

Don't miss the chance to become the owner of this exclusive property on the seafront in Sabaudia!

**Information updated: 11.10.2024**

## **Photo gallery**

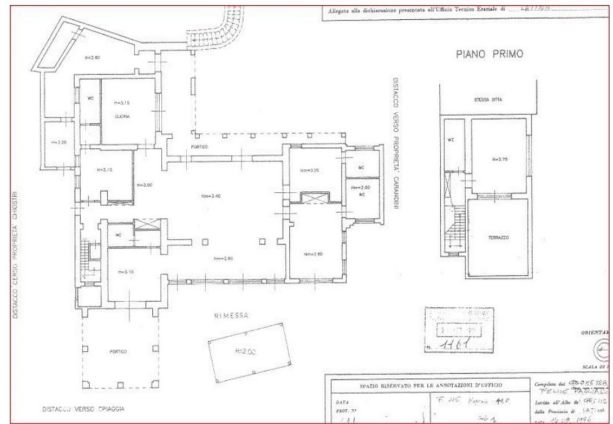














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