

# Hotel for sale in Orbetello Talamone € 2.400.000 Ref. CBI118-1842-301448



#### 900 sq.m. | Bathrooms: 15 | Rooms: 20

We are delighted to offer for sale an exclusive 4-star hotel of approx. 900 sqm located between Orbetello (Grosseto) and Talamone (Località Osa), not far from Monte Argentario and the lagoon of Orbetello, surrounded by unspoilt nature, crystal-clear water and intimate and private beaches.

This beautiful property has a 6,000 sqm garden and it is spread over 3 levels above ground which are connected both by a lift and an internal stone and wrought-iron staircase.

The hotel consists of a restaurant, a coffe bar and 14 rooms with en-suite bathroom which are elegantly furnished with attention to detail and every comfort and set in the characteristic style of the old Tuscan villas.

Nearby there is the well-known Argentario Golf Club with 18 holes and the Maremmello Golf Club with 9 holes.

On the ground floor there is the reception room, a fully equipped kitchen, a cosy dining room (about 91 sqm) with a beautiful stone fireplace and large windows overlooking the lush garden, the coffe bar/breakfast area (about 30 sqm) and 6 rooms with en-suite bathroom.

On the upper floor: 8 rooms with en-suite bathroom and a splendid turret with a charming panoramic terrace.

All the rooms are enriched by Impruneta terracotta floors, hand-crafted doors and windows and ceilings with exposed wooden beams; they also have a minibar, TV, wifi, air conditioning, heating system and safety deposit box.

All these features make this beautiful hotel an exclusive and charming property.

The villa can also be turned into a private residence and it is enriched by a large gazebo in the well-kept garden, the ideal place for



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events, aperitifs and dinners that will make your stay a delightful experience. A few metres away there is the private beach.

The property is completed by a spacious parking area with shady pergolas for clients' cars, a large laundry, and an office with two storage rooms.

Asking price: euro 2,400,000.00 without furniture. Euro 2,600,000.00 furniture included.

### Certification

Energy Class: G	: 175 kwh/[]
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#### Features

Property ID: CBI118-1842-301448	Contract: Sale
Categoria: Hotel	Address: Strada Provinciale Osa
Zip Code: 58015	Municipality: Orbetello
Zona: Talamone	Total sqm: 900 sq.m.
Bathrooms: 15	Rooms: 20
Internal condition: Excellent	Independent heating: Heating
Cooler	Air-Conditioned
Antifire	ADSL Coverage
Fastweb Coverage	Alarm
Bath : By Law	

#### Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	































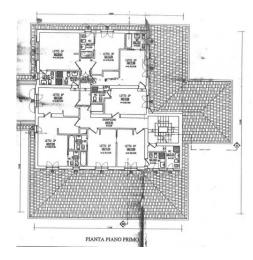




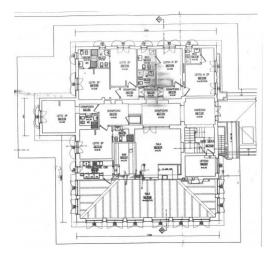


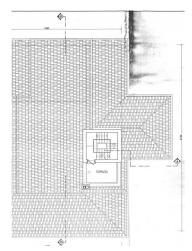












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