

## Beauty on the Beach.

Beauty on the Beach is a unique villa, positioned 20 meters from the Mediterranean sea. The villa has been completely renovated to add all the modern options, like air conditioning in every room, a jacuzzi pool on the roof where you can admire a unique panorama of Talamone, Porto Santo Stefano and on clear days all the islands even Corsica. The villa stands on a stretch of 1.2 km of land and beach front, which makes it's beach front practically a private beach. The first 10 meters of water are shallow waters which are perfect for children to play in. The front of villa looks at the sea, the back of the villa is surrounded by an ancient pine tree forest perfect for children to play in during the hot hours of the day.

The interior of the villa is composed by 5 bedrooms each with it's own bathroom, one of the bedrooms if not needed can be used as a tv room with a 55" flat screen tv, with satellite tv and dvd player. The living area is a typical tuscan living room with a 40" hdtv with satellite tv, DVD Player and ipod dock, and a dining area that sits 10 and a fully furnished kitchen with 2 stoves, 2 ovens, 2 fridges and 2 freezers, microwave, Nespresso machine, dishwasher, washing machine and dryer and all the cookware needed for gourmet cooking. By the laundry room there are 2 extra rooms and bathroom for the on property staff.

In addition to the 5 bedrooms there are 3 annexes each with one bedroom and bathroom.

The exterior of the villa provides you with 2 porches, one is an outdoor living room and the second one is an outdoor dining room that sits 14/16 people. Last but absolutely not least there is the beautiful roof top of 300 square meters, composed by a jacuzzi pool, several deck chairs a living area and 2 dining tables all of it looking at the Mediterranean sea. Perfect for enjoying a chilled glass of wine while watching one of the most spectacular sunsets you will ever see.

The property is located between the towns of Albinia ( 2km away) and Talamone ( 6km away).

Places to visit:

Porto Ercole is only 15 km away, where you can enjoy delightful restaurants and a lovely stroll between boutiques and pubs on the port, and another place to visit is Porto Santo Stefano where you can buy amazing fresh fish.

16 km from the villa there is a beautiful golf resort and spa.

Capalbio is 27 km away.

Terme Of Saturnia are 50 km away.

Siena is 111km away.

Pisa is 188 km away.

Florence is 170 km away.

Rome is 150 km away.