



## Townhouse in the resort Baglioni Alleluja in Punta Ala



### General characteristics

 197 m<sup>2</sup>  4  4

Townhouse in the resort Baglioni Alleluja.

Total area - 197 kV m

Number of floors - 2.

1st floor with an area of 121 sq m, includes:

1. Bedroom with dressing room and WC / shower (shower, two washbasins, bidet, toilet)
2. Spacious living room combined with a kitchen, fully equipped premium class appliances, dining area.
3. An office with a possibility of use as a guest bedroom (a folding 2-sleeping sofa)
4. A full dignity / unit (shower, two washbasins, a bidet, a toilet). Exit from the premises 1,2,3 to a private terrace with an area of about 70 are meters. Barbecue equipment and a dining area for 8 people are set on the terrace.

2nd floor with an area of 76 sq m, includes

1. Bedroom / nursery with a dignity / node (bathroom, sink, toilet, bidet)
2. Bedroom with 2 double bed with WC / shower (shower, sink, toilet, bidet)

The complex is located on a fenced area of 3 hectares. To the services of the owners of the complex: restaurant, seasonal outdoor pool, tennis court, fitness center, garden, children's playground; 24-hour concierge service: the possibility of renting a car with and without a driver, food and drink delivery and free Wi-Fi throughout.

Distance to the sea 400 meters. The area is popular for cycling. Baglioni Alleluja also offers bike hire.

Near the sandy beach, cafes, shops, restaurants.

Special prices for sunbeds, umbrellas and a beach restaurant for residents of the complex.

The beach is in the TOP 10 beaches in Italy.

The beaches of Punta Ala are the main attraction of the resort: sandy, spacious, with a gentle entrance to the sea, surprisingly clean and well-groomed, surrounded by coniferous forests.

Grosseto is 42 km from the resort, while Castiglione della Pescaia is 19 km away. The nearest airport is Marina di Campo Airport, 104 km from Residence Baglioni Alleluja.

GENERAL INFORMATION	OPTIONS	SPECIAL FEATURES	INFRASTRUCTURE
Country Italy	Area 197 m <sup>2</sup>	View on the water -	City center 500 m
Region Tuscany	Rooms 5	Pool -	Promenade 400 m
City Пунта-Ала	Bedrooms 4	Front line -	Aeroporto 70 km (FLR)
Type Townhouse/villetta	Bathrooms 4	Terrace/balcony +	Medical center 500 m
Conditions Agricultural use		Garage/Parking +	Market 2.5 km
Heating Autonomy		Dock -	Fitness club 2.5 km
Energy class G (≤ 175 kWh/m <sup>2</sup> )		Private beach -	Ski resort 100 km
		Panoramic glazing -	Thermal spa resort 65 km
		Private garden +	Sea 400 m
		Common garden +	
		Furniture +	
		Guest parking +	
		Gym / Spa -	
		Banqueting hall -	
		City center -	
		Ready project -	



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CASE BELLA VISTA

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