



Villa for sale in Camaiore Capezzano Pianore Price on Application Ref. CBI129-1788-129917



360 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12

"Villa Ludovica"

Large and bright villa located in a quiet position and surrounded by other residences in the countryside of Camaiore towards the sea. The luxurious villa is characterized by windows that overlook the beautiful and well-kept garden and the various terraces of relevance. The villa has an area of about 360 square meters and is made up as follows:

On the ground floor: upon entering we find ourselves in the large and elegant living room with fireplace which has a wonderful bay window overlooking the garden and this open space area communicates with the dining area. Along the living area we find a large terrace of about 70 square meters to be furnished and enjoyed during the summer season.

The fully equipped kitchen has a handy pantry and from here you can access another terrace, ideal for lunches and dinners in the open air. Also on the ground floor are two double bedrooms, two bathrooms and a study.

On the first floor attic: going up the stairs you reach the attic floor where we find a nice living room which leads to a comfortable and livable terrace of about 50 square meters, which can be furnished to your liking to enjoy moments of relaxation.

Followed by 2 bedrooms and a bathroom with shower and Jacuzzi.

The basement floor is accessed internally where we find a large room with windows with 2.40 m ceilings plus a technical room.

The property includes a garage, a convenient laundry located a few steps from the main house, a storage house of around 50sqm,



ideal for making a hobby area.

The garden has an area of about 2000 square meters and alternates between fruit trees, lawn and countryside.

The villa is located a few minutes from the sea of Versilia and from the main services, in a quiet but well-connected area.

Electric gate, video intercom, alarm.

Distance from the sea and beaches about 5 km.

For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity

Certification

Energy Class: G : 175.02 kwh/□

Features

Property ID: CBI129-1788-129917	Contract: Sale
Categoria: Villa	Address: via fiascaletto, 5
Zip Code: 55041	Municipality: Camaiore
Zona: Capezzano Pianore	Total sqm: 360 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 12	Internal condition: Excellent
Floor: Buildings	Total floors: 2
Independent heating: Heating	Parking space: Carport
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 2.000 sq.m.	Sea distance: 3.000 meter
Kitchen: Regular Kitchen	Garage: for one car







