



Villa for sale in Camaiore

€ 490.000

Ref. CBI129-1780-130052



196 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

Single villa near the historic center of Camaiore!

We present this charming detached villa of about 200 square meters, located in a quiet position a short distance from the historic centre. Surrounded by a large 400m2 garden, this property offers generous spaces and an atmosphere of serenity.

The main entrance to the house is characterized by a large corner porch of about 30 sq m, which adds a touch of elegance and invites you to spend pleasant moments outdoors.

From here you enter the dining room, with an open kitchen and an exit to the back, ensuring practicality and ease of movement. A comfortable service bathroom and a cozy living room complete the mezzanine floor.

The first floor of the villa houses the sleeping area, with three bedrooms. The master bedroom offers plenty of space and a wonderful terrace, while the other two bedrooms include private terraces, which add charm and offer a dedicated outdoor space. A bathroom with Jacuzzi serves this area, offering an oasis of relaxation and well-being.

The basement is cleverly divided into two distinct and separate areas, with a hallway equipped with a bathroom with shower, which increases the functionality and versatility of the spaces. On this floor there are also three additional rooms and a technical room,

Forte dei Marmi



which can be adapted to the different needs of the owners.

The property is equipped with a photovoltaic system installed in 2023, which allows the use of solar energy in an efficient and sustainable way. In addition, there is an electric car socket, providing an environmentally friendly option for vehicle charging.

Don't miss the opportunity to live in this charming single villa, immersed in the tranquility of Camaiore, but close to all the services and attractions of the historic centre. With its large spaces, well-kept garden and modern features, this property represents the ideal solution for those who want a comfortable and quality home.

How is CAMAIORE?

The Municipality of Camaiore is located in the heart of Versilia and constitutes a microcosm of contrasting but harmonious colours, where the green hills, framed by the Apuan Alps, are lapped by the crystal clear waters of the Tyrrhenian Sea.

Its history already begins in prehistoric times, as revealed by the archaeological sites of Grotta all'Onda and Candalla.

Then the turn of the Ligurians - Apuans and later of the Romans.

In the Middle Ages Camaiore was an important stopover along the Via Francigena; here wayfarers found shelter and refreshment at the nearby Benedictine monastery of the Badia di SS Pietro e Paolo, a splendid example of Romanesque architecture. The city of Camaiore still retains part of the walls and the urban plan of the old castle, ordered in a symmetrical manner and marked by streets and districts. Piazza San Bernardino represents the heart of the city with the town hall and the collegiate church, the mother church of the many parishes present in the area.

As soon as you leave the center of Camaiore, continuing in the direction of Lucca, you come across the hamlet of Pieve which, in the early Middle Ages, represented the center of all the territorial and legal organization of the territory. Below we find all the other hilly hamlets up to the border with Lucca.

In the direction of Viareggio we first find the flat hamlet of Capezzano Pianore, which represents the agricultural soul of the municipal area with the many small companies specializing in horticultural and flower crops and, later, Lido di Camaiore.

Lido di Camaiore is one of the main tourist centers of Versilia and since the 1960s it has become one of the most renowned seaside resorts on the Tyrrhenian coast. Symbol of the vitality of Lido di Camaiore is the Bellavista Vittoria pier, which protrudes with its rotunda over the sea, an obligatory walk for the many tourists and visitors to the resort.

The significant extension of the Camaiore area (84.50 sq km) offers great opportunities to tourists: a few minutes by car are enough and you pass from the beach of Lido di Camaiore to the green countryside, the hills and the Apuan Alps: from sea level to the 225 meters of Montemagno, to the 400 of Casoli to the 500 of Gombitelli.

The land of Camaiore is rich in flavours, traditions and rituals which characterize the culture and way of being of the people, lively and friendly, welcoming and hospitable. Traditions that we find in some events that take place during the year, from "It's the way of the garden: festival of gardens, seeds, herbs and herbaria" scheduled in the first ten days of April, to the "Carpets of colored sawdust" made for the solemnity of Corpus Domini, at "Follie d'altri tempi: antique market exhibition, modern art, vintage vehicles, spare parts" scheduled for the week of August; at the "Festa Pic: gastronomy, culture and chilli pepper" scheduled for the first ten days of October and organized in collaboration with the Italian Chili Pepper Academy. The solemn procession of "Dead Jesus" is suggestive, which is held every three years on Easter Friday, due to the atmosphere created by the thousands of oil lamps that illuminate the streets and houses of the historic center of Camaiore.

Camaiore has always stood out, in Versilia, for its gastronomy: tordelli, soup alla frantoiana, cake with pepper, chocolate cake, shoe and other specialties are a must for those who have a taste for food and the best drink - from the renowned restaurant to trattorias and taverns. There are also many clubs in Lido di Camaiore, where the sea also dominates the gastronomy.

For privacy reasons, the address in the file is indicative and the property is located nearby - Exclusive Sale of Coldwell Banker

Certification

Energy Class: C

EPglnr: 67.18 kwh/□



Features

Property ID: CBI129-1780-130052	Contract: Sale
Categoria: Villa	Address: Via Carignoni, 62
Zip Code: 55041	Municipality: Camaiore
Total sqm: 196 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 6
Internal condition: Good	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2000
Current Status: Available after the deed of sale	Sea distance: 6.000 meter
Kitchen: Exposed Kitchen	









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