



## **Villa for sale in Camaiore**

### **€ 1.800.000**

### **Ref. CBI129-1788-130110**



**343 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 20**

Charming country villa set in a beautiful and well-kept garden. The luxurious residence is located on the very first hill a few minutes from the center of the town of Camaiore, and was obtained from the complete renovation of an old farmhouse.

The skilful fusion of contemporary elements with rustic and recovered parts has given life to a property of great value and charm. The villa is composed as follows: a large double-height open space area is the beating heart of the Villa, characterized by generous openings that flood the rooms with natural light and create perfect harmony between the interior and exterior spaces. Here there is a cozy living room with fireplace, a spacious open kitchen with dining area and a view of a suggestive Pompeian. A comfortable study offers a dedicated space for working or studying.

The Villa has a double bedroom and a twin bedroom, both elegant and comfortable, as well as two designer bathrooms. A loft with futon also offers two additional sleeping accommodations, ideal for guests or as an additional creative space.

The tavern, spacious and well cared for, is surrounded by an inspeckable ditch that guarantees its healthiness. Here there are two bathrooms, a laundry room, an ironing room and various other rooms that can be customized according to one's needs, such as service rooms or additional living spaces.

Separated from the Villa and immersed in the luxuriant garden, there are two fine annexes that boast finishes and attention to detail equal to the main building. Each of the annexes is equipped with a double bedroom and a bathroom, offering an intimate and comfortable space for guests.

The finishes of the property are impeccable and alarm systems, home automation and automatic watering are installed, guaranteeing comfort, safety and practicality. The location is exceptional, offering an authentic oasis of peace surrounded by greenery, while remaining conveniently accessible to all services.



This Villa is ideal as a first home or as a residence for the summer holidays.

\*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:** F

**EPgInr:** 252.60 kwh/□

## Features

Property ID: CBI129-1788-130110

Contract: Sale

Categoria: Villa

Address: via lucchesi, 295

Zip Code: 55041

Municipality: Camaiore

Total sqm: 343 sq.m.

Bedrooms: 5

Bathrooms: 6

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Carport

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 6.500 meter

Kitchen: Exposed Kitchen

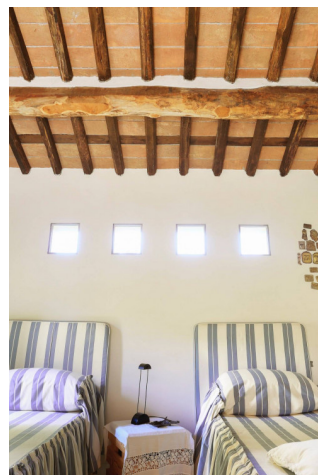




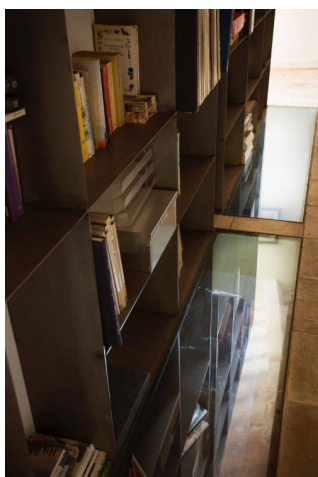




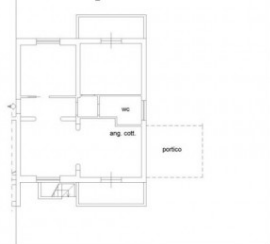








*Esempio Planimetria*



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