



Villa for sale in Seravezza Querceta € 3.000.000 Ref. CBI129-2228-130173



432 sq.m. | Bathrooms: 7 | Bedrooms: 6 | Rooms: 40

In the heart of Versilia, a charming stone farmhouse surrounded by land of approximately 9 thousand meters planted with centuries-old olive trees.

The property has origins dating back to the 18th century and was the subject of a major renovation in the nineties with continuous perfect maintenance.

During the renovation work, the typical elements of Tuscan country residences were maintained using materials such as terracotta, wood and stone with the addition of all modern comforts.

The property is accessed via an electric gate which leads to the main house through a well-kept driveway.

The charming residence has a large size (approximately 400 m2) and is spread over four floors, three of which are above ground, as follows:

on the ground floor we find a spacious and welcoming fully equipped kitchen connected to a dining area, a living room with a fireplace, a bathroom, a study and a room used as a laundry service. An internal stairwell leads to the basement used as a cellar and where there is a bathroom. Also on the ground floor, an external staircase leads to a small apartment consisting of a kitchenette, a



bedroom and a bathroom.

Going up the stairs of the main house, on the first floor, you enter the sleeping area where there is a bedroom with private bathroom, a dressing room and a second study.

On the upper floor there are two large double bedrooms, a bathroom and a further wardrobe room.

Finally, on the third floor, the attic.

A few steps from the main residence there is a second house of approximately 120 m2, recently built, but perfectly conceived and designed in the typical Versilia style, in harmony with the main building.

The house, entirely on one floor, has two bedrooms, each with a private bathroom, a kitchen and a large and bright living room with fireplace and direct access to the porch. A room used for laundry service is added.

Accompanying this is a large garden, a covered parking area and a shelter for garden equipment. Finally a storage room and a wood-burning oven.

For privacy reasons the address in the form is indicative, the property is however located in the immediate vicinity.

Certification

Energy Class: G

Features

Property ID: CBI129-2228-130173

Contract: Sale

Categoria: Villa

Address: Via Cugnia, 878

Zip Code: 55047

Municipality: Seravezza

Zona: Querceta

Total sqm: 432 sq.m.

Bedrooms: 6

Bathrooms: 7

Rooms: 40

Internal condition: Excellent

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Carport

Current Status: Available after the deed of sale

Garden: Private

Sea distance: 3.200 meter

Kitchen: Regular Kitchen









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