



Villa for sale in Camaiore

€ 2.850.000

Ref. CBI129-1593-130222



353 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12

Luxury villa, elegantly set in the first hill of Camaiore, offers a fairytale perspective, with a landscape backdrop that captures the typical atmosphere of Tuscan villages. Located just 9 km from the splendid beaches of Versilia, the residence is a short distance from the prestigious clubs and boutiques of Forte dei Marmi, from Little Athens "Pietrasanta", from the lively and colorful Viareggio. The strategic position places it in an idyllic setting, but also makes it an ideal starting point for exploring the artistic and cultural treasures of the world-famous Tuscan capitals, the nearby Lucca, Florence, Pisa, as well as landscape excellences such as the wild beauty of Apuan Alps.

At the same time, its strategic location allows easy access to international airports, guaranteeing a convenient connection to every destination.

The entrance to the property is made majestic by a spectacular stone staircase which, starting from the parking lot, leads to the house. The villa is spread over a generous surface area of approximately 350 m2 distributed over three floors and is surrounded by an impeccably maintained garden of approximately 850 m2. The residence offers a heavenly outdoor space with a splendid heated swimming pool, surrounded by multiple areas where we can choose to be caressed by the sun or enjoy the shaded gazebos. A magnificent loggia, one of the many comfortable spaces to enjoy moments in the open air, welcomes guests and ushers them inside.

The ground floor of the villa opens with a large living room, illuminated by generous French windows on all four sides, creating a bright and welcoming environment. This area is ideal for relaxation and for bringing family and friends together. The fully equipped kitchen, communicating with the living room, offers a perfect space for preparing lunches and dinners while chatting with guests. The ground floor also houses a comfortable double bedroom, a bathroom and a practical closet.

A fine marble staircase leads to the upper floor, dedicated to the sleeping area. The hallway leads to two spacious double bedrooms



and a bathroom. One of the rooms overlooks a large terrace from which it is possible to admire the placid and green nature of the surrounding hills. The master suite, also located on this floor, surprises with its elegance, the refined and precious exposed bathroom and the large wardrobe create an intimate and relaxing environment. The view onto the terrace allows you to enjoy an ideal outdoor space for breakfast,

immersed in the surrounding landscape.

Returning to the ground floor and going down the suggestive marble staircase, you find yourself in front of a further space dedicated to pure leisure and relaxation: the basement. Accessible from both inside and outside the villa, this large multipurpose environment is currently designed for recreational activities. Here, you can challenge guests to a game of billiards or relax comfortably on the sofas to enjoy a film or listen to your favorite music.

This level also houses a fully equipped laundry room, offering convenience and functionality for your daily needs. The technical center is also located on this floor, ensuring efficient and discreet control of the systems of the villa.

The residence, in addition to offering every kind of comfort, is also cutting-edge from a technological point of view, guaranteeing a living experience characterized by energy efficiency and environmental sustainability. Equipped with a highly efficient heating and air conditioning system, the villa ensures an optimal internal climate in every season, offering thermal comfort to its inhabitants.

The presence of a photovoltaic system and solar panels underlines the attention to renewable energy and environmental sustainability. These technologies allow solar energy to be exploited efficiently, helping to reduce the environmental impact of the property and positioning it in a high energy class, such as the prestigious A4. To complete the cutting-edge technological framework, the home automation system.

Combining the beauty of the Tuscan landscapes with luxury and comfort, this villa represents an oasis of elegance and refinement, where time seems to stop to offer a break of pure serenity.

Coldwell Banker Exclusive Property for Sale.

For privacy reasons, the address on the card is indicative. However, the property is located in the immediate vicinity.

Certification

Energy Class: A4

EPgInr: 21.88 kwh/□

Features

Property ID: CBI129-1593-130222

Contract: Sale

Categoria: Villa

Address: Via Di Rosi, 1056

Zip Code: 55041

Municipality: Camaiore

Total sqm: 353 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 12

Internal condition: Excellent

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2010

Current Status: Available after the deed of sale

Balconies: Present, 15 sq.m.

Terrace: Present, 25 sq.m.

Garden: Private, 850 sq.m.

Sea distance: 9.000 meter

Kitchen: Regular Kitchen

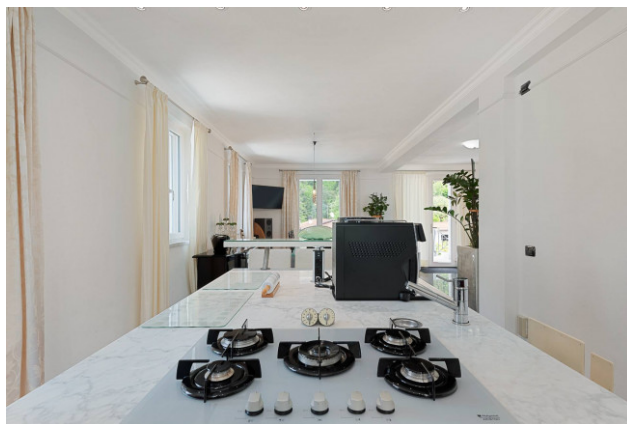
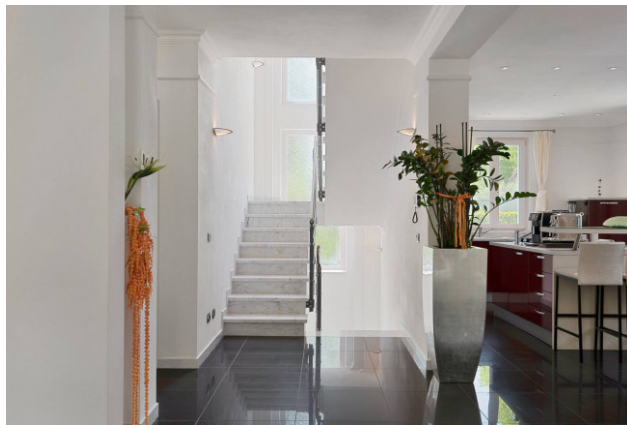
Rooms

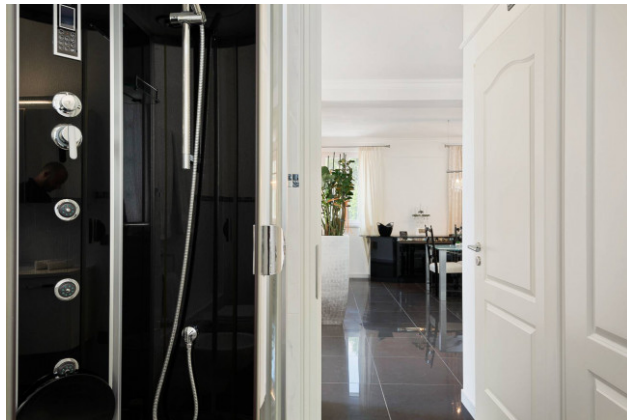
Loggia : 28 sq.m.

Loggia : 28 sq.m.















COLDWELL BANKER
 PER MOTIVI DI PRIVACY LE
 PLANIMETRIE SONO CONSULTABILI
 SOLO SU RICHIESTA

Forte dei Marmi

Via Idone, 3 - Forte dei Marmi (LU) - (+39) 0584 1532273
 fortedeimarmi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962