



## **Villa for sale in Carrara**

### **€ 1.250.000**

### **Ref. CBI129-2228-130224**



**620 sq.m. | Bathrooms: 8 | Bedrooms: 6 | Rooms: 16**

Elegant villa with panoramic view for sale on the Carrara hills.

The property, surrounded by greenery and in a dominant position, enjoys a suggestive panoramic view of the Tyrrhenian Sea and the city of Carrara.

The land of approximately 1300 m2, sometimes wooded, surrounding the entire property, is characterized by lush vegetation typical of the Mediterranean scrub.

From the outside the house appears as a single-family villa while internally it is divided into a semi-detached house. However, through skilful renovation work, it is possible to transform it to all intents and purposes into a single home, providing it with all modern comforts.

The property is spread over three levels, offering a total of 620 m2 of living space, equally distributed between the two portions. Each is composed as follows: on the ground floor you are welcomed by a spacious living room made bright by large windows that allow you to enjoy the view of the sea, even from inside, a kitchen and a service bathroom. Externally, the ground floor of both apartments is surrounded by a veranda, ideal for enjoying magnificent sunsets of the coast, where the sun dives into the sea, or for enjoying pleasant summer dinners, thanks also to the barbecue area located in the rear part of the villa.

Going up the stairs, made of precious Carrara marble, you reach the first floor, used as a sleeping area. Here there are three bedrooms, one of which has an en suite bathroom, walk-in closet and balcony with panoramic views. A second bathroom, however, serves the other two bedrooms.



The property includes a basement, a basement and an attic, all in their raw state and each measuring approximately 180 m2. The basement floor is made up of several rooms that house a kitchen with living room and a bathroom. The attic offers the possibility of creating additional spaces to give even more comfort and functionality to the villa. But what contributes to making the property even more exclusive is the basement which houses a large reinforced concrete swimming pool, to be finished, and a series of rooms to be used for leisure or relaxation activities, such as the sauna or gym. The lift shaft has already been set up which from the attic, passing through the two apartments, leads directly to the swimming pool so as to make every space of the property connected and easily reachable from inside. In the rear part of the house, towards the mountain, the technical rooms are located. There is a covered area for storing cars or similar.

The strategic position of the house allows you to reach the renowned beaches of Versilia, the Carrara quarries or the Cinque Terre in just a few minutes, the latter just an hour away. But also to visit the main Tuscan cities of art. Lucca and Pisa are only 40 minutes away by car while Florence can be reached in just over an hour, offering the opportunity to explore both the scenic beauty of the region and the cultural and artistic attractions of the surrounding cities. This villa represents the ideal place for those looking for an elegant home immersed in the nature of the Tuscan hills, with the convenience of enjoying the surrounding beaches and attractions, thus managing to combine privacy and comfort.

\*For privacy reasons the address in the form is indicative and the property is in any case located in the immediate vicinity\*

## Certification

**Energy Class:** F

**EPglnr:** 135.39 kwh/□

## Features

Property ID: CBI129-2228-130224	Contract: Sale
Categoria: Villa	Address: via Monteverde, 32
Zip Code: 54033	Municipality: Carrara
Total sqm: 620 sq.m.	Bedrooms: 6
Bathrooms: 8	Rooms: 16
Internal condition: Good	Total floors: 3
Independent heating: Heating	Parking space: Carport
Lift: Yes	Date of construction: 1995
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 1.300 sq.m.
Sea distance: 4.000 meter	Kitchen: Regular Kitchen

















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