



## **Villa for sale in Camaiore**

### **€ 630.000**

### **Ref. CBI129-1788-130230**



**200 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 9**

Splendid villa for sale on the enchanting hills of Camaiore, it represents a rare opportunity of its kind: a residence with a modern design, originally built in the 1970s and recently restored in 2021. Immersed in a suggestive hilly landscape context, the villa stands in dominant position, offering a breathtaking view of the Versilia sea which extends from the port of Livorno to Liguria.

Access to the property is via a convenient asphalt road and is only a couple of kilometers from the main services, while guaranteeing unparalleled tranquility and privacy. The villa, built on a plot of approximately 2,000 square metres, stands out for its large windows which offer a panoramic view from inside, making it extremely bright and welcoming.

On three floors above ground, the villa is developed in a rational and functional way. On the main floor, we find the living area characterized by a large living room with fireplace and a generous terrace overlooking the wonderful view, harmoniously uniting the living space with the kitchen and dining area. A service bathroom completes this level, while the large windows guarantee an atmosphere of light and space.

On the floor below is the sleeping area, consisting of four bedrooms, another bedroom or study, two bathrooms, wardrobe spaces and a storage room, offering comfort and privacy for the inhabitants of the villa. The basement floor is used as service, laundry and boiler rooms, with a total surface area of approximately 200 square metres.

You will love this villa for its large terraces from which to admire the surrounding nature and the sea view and a characteristic turret on the roof allows you to enjoy an exceptional panoramic view, adding a touch of charm and uniqueness to the entire property. The restoration of the villa was carried out respecting its original characteristics, with particular attention to energy efficiency: the fixtures were completely replaced, the boiler was modernized and a thermal panel was installed for the production of hot water.

The possible construction of a swimming pool is subject to the request for permits from the relevant bodies, offering the possibility of



further enriching this already extraordinary property with an element of luxury and relaxation.

In summary, this villa represents a rare opportunity on the real estate market, a perfect combination of modern design, living comfort and a privileged position surrounded by nature, large terraces and outdoor spaces, ideal for those looking for an oasis of peace and beauty on the Tuscan hills .

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

## Certification

**Energy Class:** D

**EPglnr:** 76.34 kwh/□

## Features

Property ID: CBI129-1788-130230

Contract: Sale

Categoria: Villa

Address: via della magia, 300

Zip Code: 55041

Municipality: Camaiore

Total sqm: 200 sq.m.

Bedrooms: 5

Bathrooms: 3

Rooms: 9

Internal condition: Excellent

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1970

Current Status: Available after the deed of sale

Terrace: Present, 50 sq.m.

Garden: Private, 2.000 sq.m.

Sea distance: 7.000 meter

Kitchen: Regular Kitchen











