



Bathhouse for sale in Rosignano Marittimo Castiglioncello

€ 4.800.000

Ref. CBI082-1110-129676



5.000 sq.m. | Bathrooms: 10 | Rooms: 20

Bathing establishment with swimming pool, located on a sloping cliff above the sea, with direct access to the beach, just a few minutes from the center of the seaside resort of Castiglioncello, called "The Pearl of the Tyrrhenian Sea" on the Etruscan Riviera.

*** The entire building is located on a PRIVATE, NOT state-owned area and therefore is NOT subject to the European Union directive 2006/123/EC, known as the "Bolkestein Directive", which applies to all concessions of occupation of maritime state property and provides that the titles must necessarily be reassigned through selective procedures.***

An oasis of peace and privacy of about 5,000 square meters with a luxuriant garden, large solarium areas, whirlpool and panoramic "infinity" swimming pool overlooking the sea, with sea water and a whirlpool tub, in a wonderful position facing the magnificent Tuscan sea.

The structure consists of a main body of about 300 sq m, a covered veranda of 90 sq m, a pergola of about 60 sq m and a building of about 40 sq m. The environment is fully organized and functional for bathing and is divided as follows:
The Reception, the Caretaker, the Restaurant-Bar with panoramic terrace and the Pool Bar, as well as a large room, also in masonry, used as changing rooms, hot and cold showers and a massage room. Below the panoramic terrace there are other technical and



storage rooms serving the Bathing Establishment.

Complete the existing buildings n. 100 wooden cabins, most equipped with private shower and toilet. The outdoor spaces are fully furnished with sunbeds and umbrellas and organized into various solariums, partly with grass and partly with wooden flooring. The outdoor spaces are completed by the "Fitness Area", furnished with various machines for physical activity, and the equipped "Children's Playground". Parking behind the main building.

The Bathing Establishment, which can accommodate over 600 customers, is an oasis of well-being, where you can experience the comfort of the many services offered in respect of nature: each activity takes place in an ecologically sustainable way thanks to the use of self-produced solar energy and the most modern technological devices for environmental management.

Coldwell Banker Sale Exclusive

Certification

Energy Class: F

EPglnr: 241.69 kwh/□

Features

Property ID: CBI082-1110-129676

Contract: Sale

Categoria: Bathhouse

Address: Aurelia

Zip Code: 57016

Municipality: Rosignano Marittimo

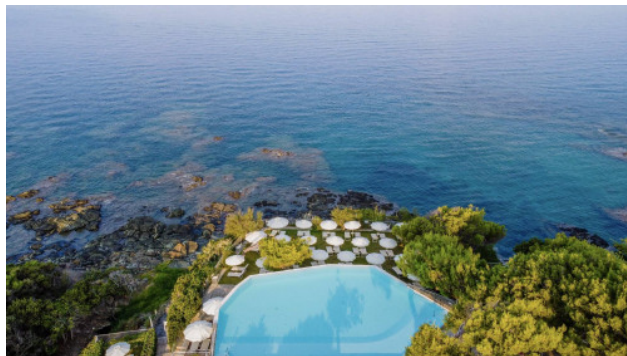
Zona: Castiglioncello

Total sqm: 5.000 sq.m.

Bathrooms: 10

Rooms: 20

Covered sq.m.: 490 sq.m.











Forte dei Marmi

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