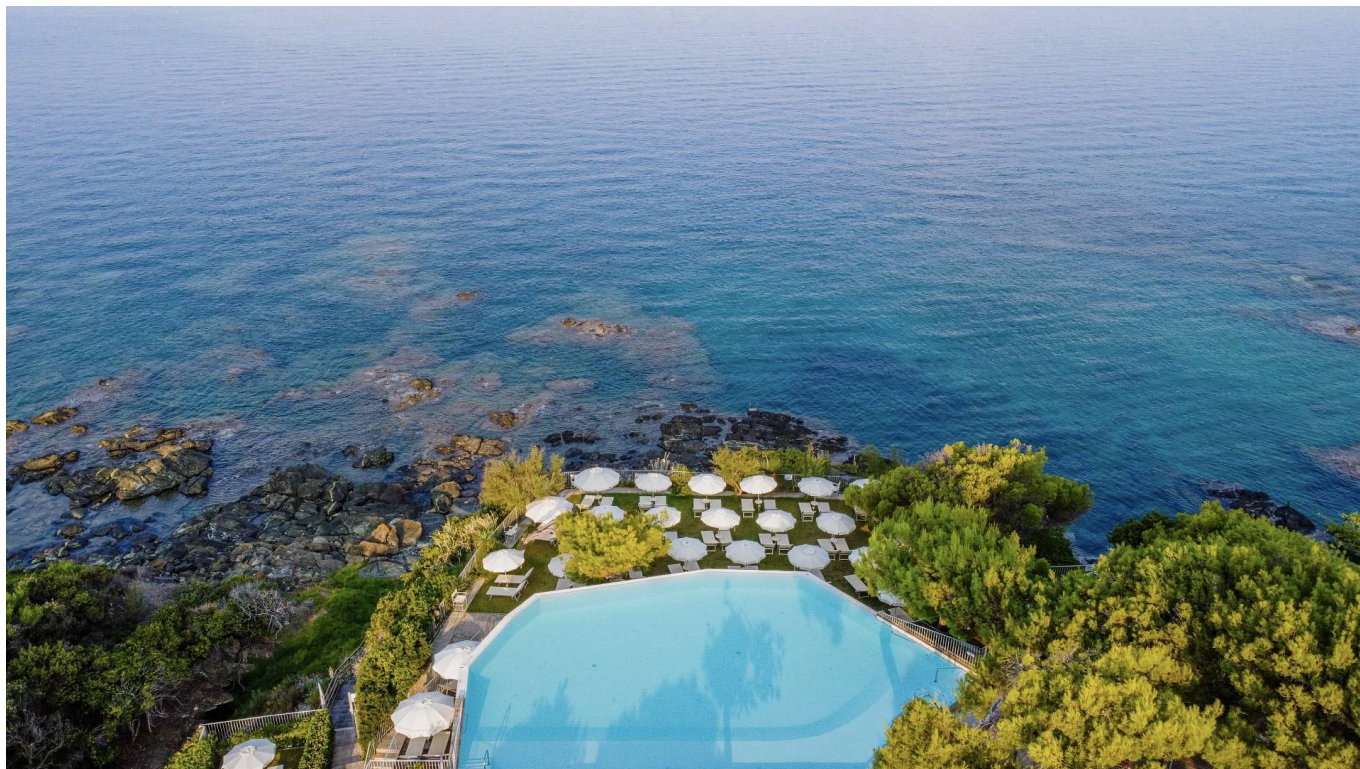




## **Villa for sale in Rosignano Marittimo Castiglioncello**

**€ 4.800.000**

**Ref. CBI082-1110-129680**



**490 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 20**

Magnificent property on a cliff overlooking the sea, with direct access to the beach, a few minutes from the center of the seaside resort of Castiglioncello, called "The pearl of the Tyrrhenian" Riviera degli Etruschi.

An oasis of peace and privacy of about 5,000 square meters with a luxuriant garden, large solarium areas, hydromassage and a panoramic "infinity" swimming pool overlooking the sea, with sea water.

The structure consists of a main body of about 300 square meters, a covered veranda of 90 square meters, a pergola of about 60 square meters and a building of about 40 square meters.

The entire building is located on a private, non-state-owned area and for this reason it could be developed either as a private residence for residential use or as a tourist accommodation facility, thanks to its architectural characteristics and its unique and wonderful position, facing the magnificent sea. Tuscan.

### **Certification**

**Energy Class: G**

: 102.09 kwh/□



## Features

Property ID: CBI082-1110-129680	Contract: Sale
Categoria: Villa	Address: Aurelia
Zip Code: 57016	Municipality: Rosignano Marittimo
Zona: Castiglioncello	Total sqm: 490 sq.m.
Bedrooms: 5	Bathrooms: 5
Rooms: 20	Internal condition: To be renovated
Floor: Buildings	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Terrace: Present, 90 sq.m.
Garden: Private, 5.000 sq.m.	Kitchen: Regular Kitchen



