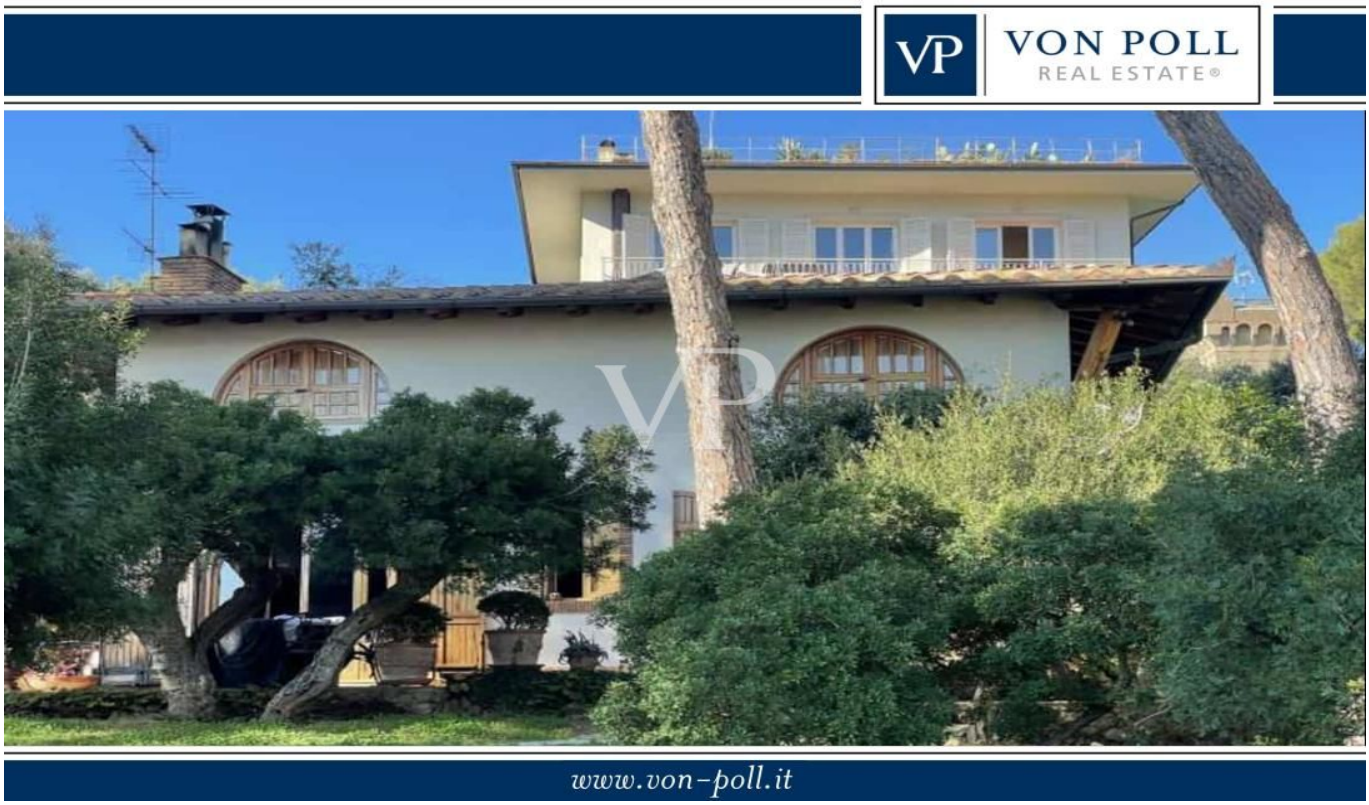
Castiglioncello – Toscana

Villa by the sea: Elegance and Comfort in Castiglioncello

Objektnummer: IT244151070



KAUFPREIS: 2.000.000 EUR • **WOHNFLÄCHE:** ca. 230 m² • **ZIMMER:** 5 • **GRUNDSTÜCK:** 750 m²

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Alles zum Standort
- Ansprechpartner

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Auf einen Blick

Objektnummer	IT244151070
Wohnfläche	ca. 230 m²
Bezugsfrei ab	nach Vereinbarung
Zimmer	5
Schlafzimmer	3
Badezimmer	3

Kaufpreis	2.000.000 EUR
Haus	Einfamilienhaus
Provision	Subject to commission
Gesamtfläche	ca. 270 m²
Nutzfläche	ca. 0 m²

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Auf einen Blick: Energiedaten

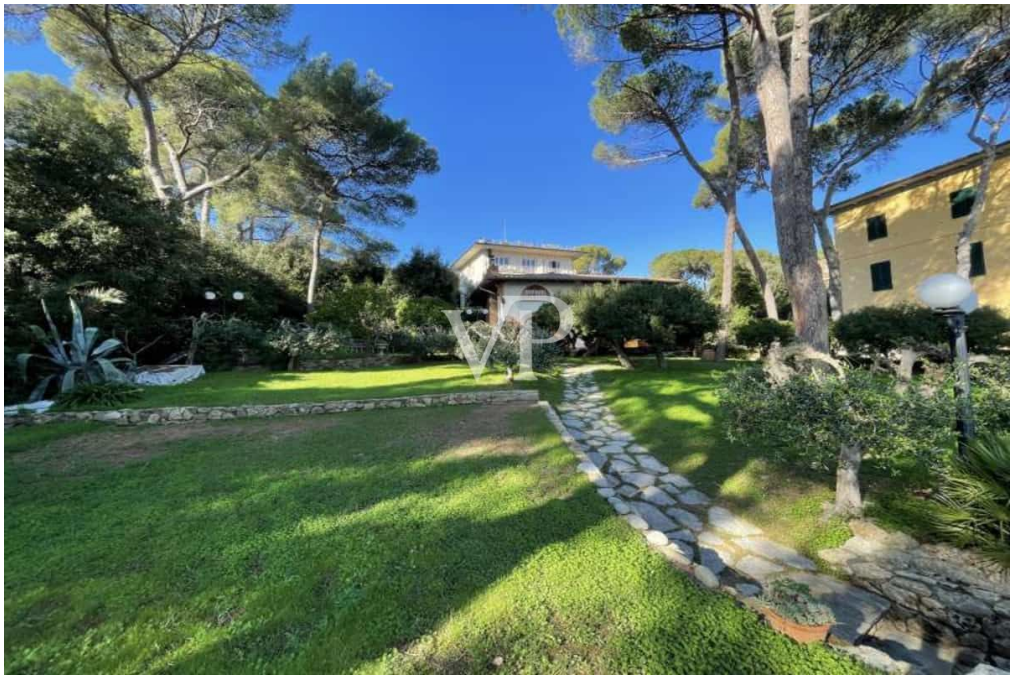
Energieausweis gültig bis	10.02.2032

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

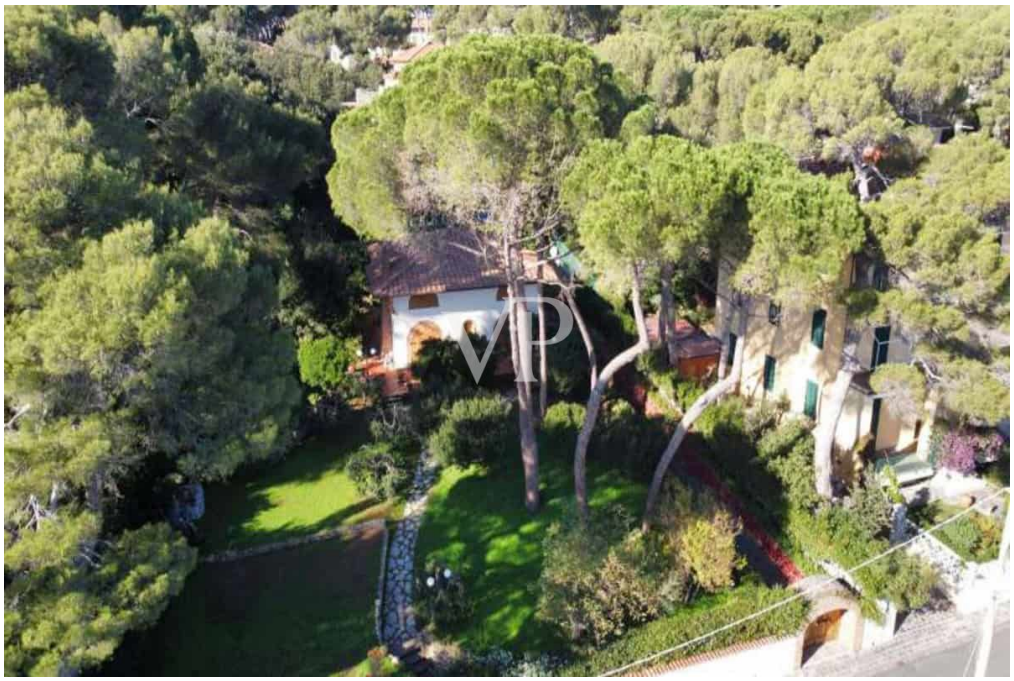
Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

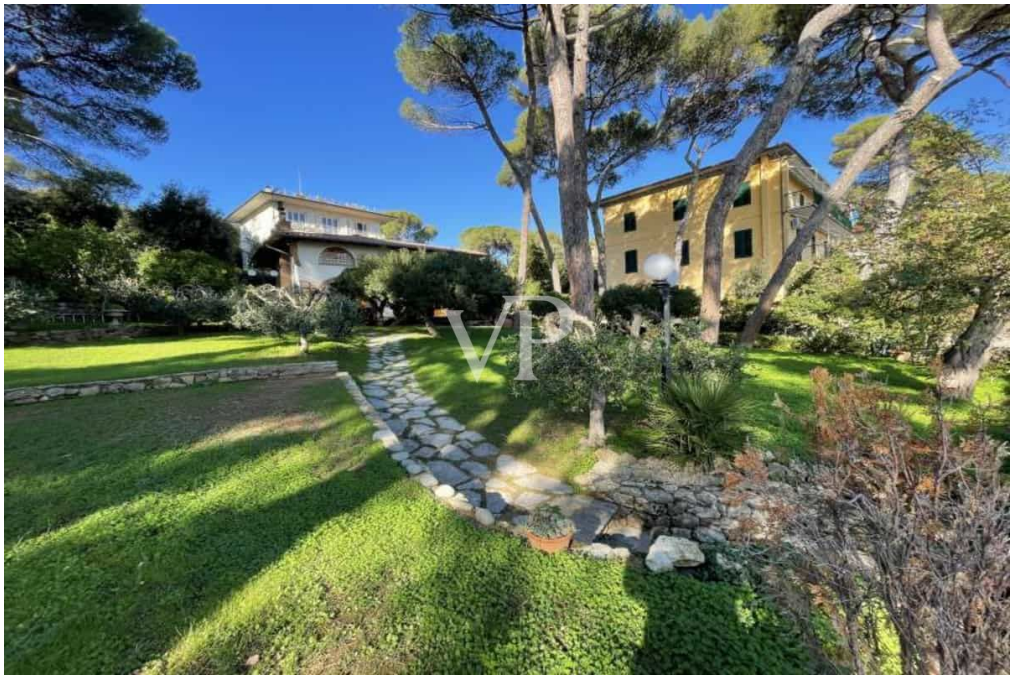
Die Immobilie



Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie



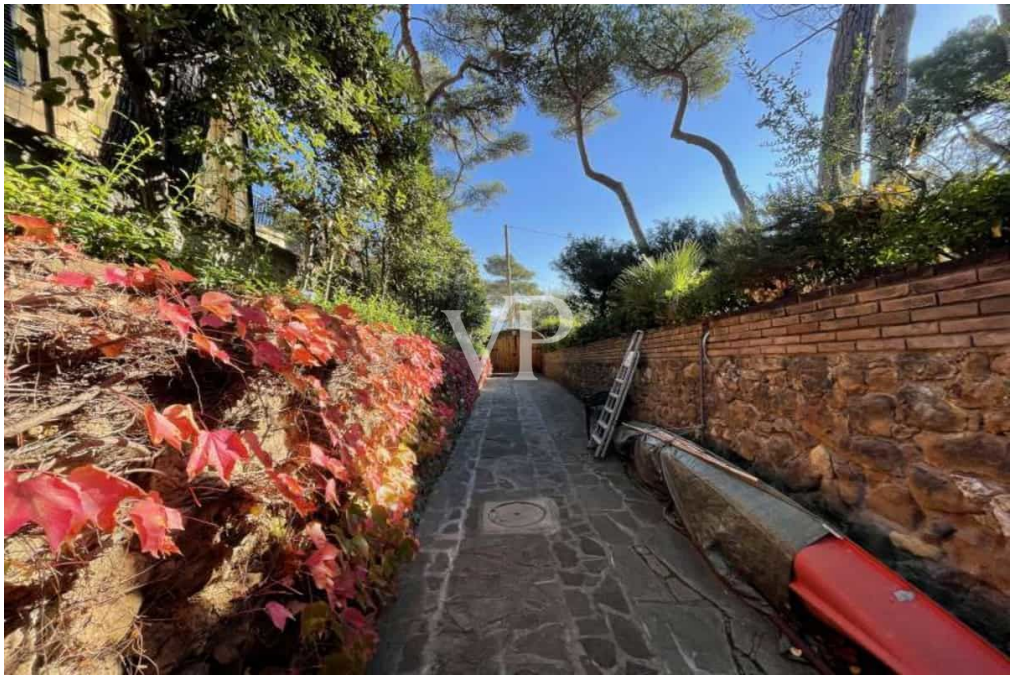


Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

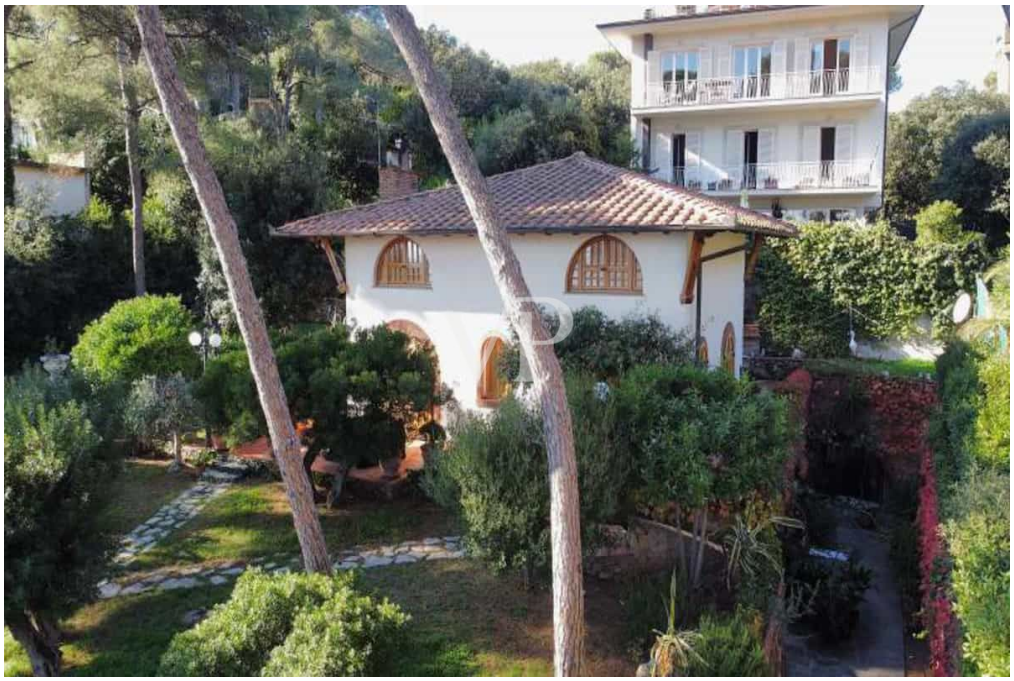


Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie



Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

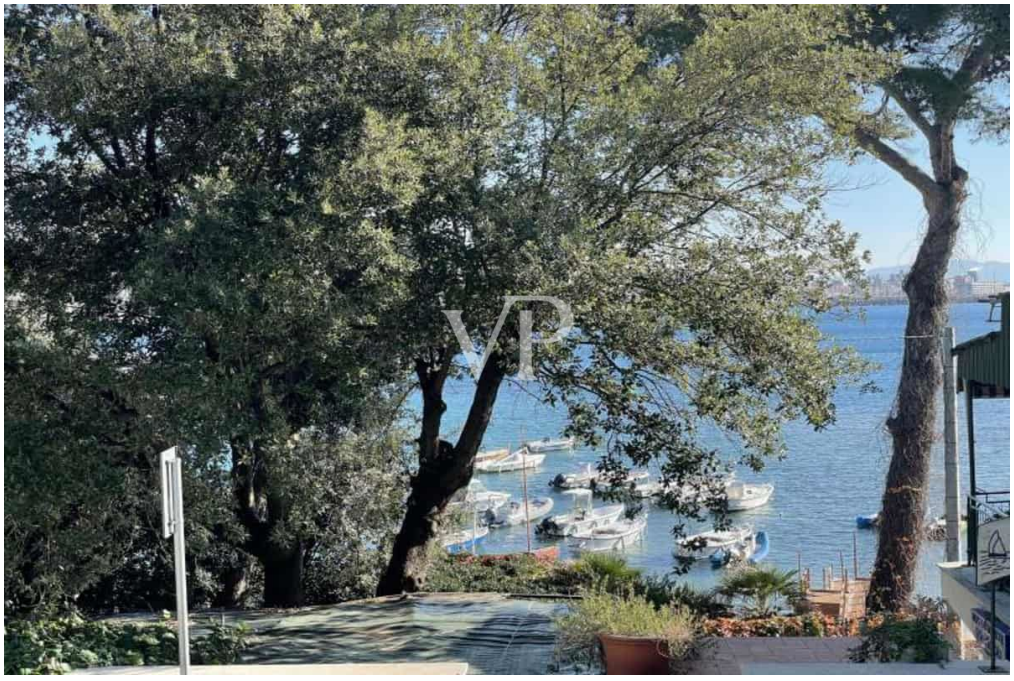
Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Die Immobilie



Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Ein erster Eindruck

Facing the sea of the renowned resort of Castiglioncello, we offer this beautiful villa in a prestigious and panoramic position. Surrounded by a lush private garden of 750 square meters, the villa has a characteristic road access that, through a verdant driveway, leads to a large garage for parking cars. The large green space that envelops the entire residence, embellished with flowering shrubs and plants, is the ideal place to relax on hot summer days, organizing lunches and dinners on the outdoor veranda. The 270-square-meter interior is spread over three levels and accommodates three comfortable bedrooms and three bathrooms. The ground floor of the property opens onto a large open space well lit thanks to the large windows, divided into a living room with a characteristic fireplace and a splendid dining room as well as a kitchen that directly accesses the garden. The large windows, overlooking the garden, give natural light giving the rooms a warm and welcoming atmosphere. Going upstairs is the comfortable sleeping area, with two bedrooms each with its own bathroom. In the basement a third room with bathroom excellent for guests or staff, as well as a large hobby room. ? part of the property a street-front commercial space of about 80sqm excellent also as a boat storage.

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Alles zum Standort

An Etruscan village dating from the 4th century B.C., Castiglioncello dominates a small promontory that is the last offshoot of the Livorno mountains. Situated in a privileged scenic location, far from major communication routes, it has remained undiscovered and unspoiled until modern times, with its lush pine forests and spectacular cliffs abutting the Ligurian Sea. Nature is not just a setting but the very essence of these lands: the aroma of pines, lindens and tamarisks perfumes the air and mingles with the smell of the brackish; the Mediterranean scrub stretches all the way to the beach almost joining the crystal clear sea; and woods of olive, holm and cork trees and chestnut forests have shaped the wild spirit of the Maremma, while its ancient heart is kept alive by the stone villages that look out like birds of prey over the green undulations and blue contours of the Tuscan archipelago. Castiglioncello, a European Union Blue Flag, is part of the larger territory of the so-called Etruscan Coast, organized into parks and protected areas, nature oases and wildlife refuges. Red cliffs overlooking the sea, sheltered bays, beaches and coves bathed by clear water, a beautiful pine forest: this fishing village, because of its beauty, has inspired artists, painters, writers and poets, sought after by many leading figures in the world of culture and entertainment. A tourist resort of great international prestige, the pearl of the Tyrrhenian Sea has a unique charm. Castiglioncello's tourist fortunes began in the second half of the 19th century, when because of the mild climate and the beauty of the landscape, diego Martelli, art critic and patron, established his residence there. Here he invited continuously until the end of the century, almost all the painters, who later became famous, of the Macchiaioli group giving rise to an artistic period famous as the Castiglioncello School. A destination always coveted by illustrious personalities from the world of art, culture and entertainment, it is now one of the most renowned tourist resorts, known in Italy and abroad for the beauty of its landscape, for the quality and refinement of the services it offers and for the high-value cultural and associative initiatives it promotes.

Objektnummer: IT244151070 - 57016 Castiglioncello – Toscana

Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

Corso Italia 1 Mailand
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com