

**Bolgheri – Toscana**

# Exclusive Cottage among the Vineyards of Bolgheri with Olive Grove and Well, 10 min. from the Sea

**Objektnummer: IT242941159**

## Viale dei Cipressi di Bolgheri

...IN DUPLICE FILAR...



[www.von-poll.it](http://www.von-poll.it)

**KAUFPREIS: 1.990.000 EUR • WOHNFLÄCHE: ca. 200 m<sup>2</sup> • ZIMMER: 9 • GRUNDSTÜCK: 40.000 m<sup>2</sup>**

Objektnummer: IT242941159 - 57022 Bolgheri – Toscana

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## Auf einen Blick

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Wohnfläche	ca. 200 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	9
Schlafzimmer	3
Badezimmer	4
Baujahr	1900
Stellplatz	4 x Andere

Kaufpreis	1.990.000 EUR
Haustyp	Einfamilienhaus
Provision	Subject to commission
Gesamtfläche	ca. 230 m <sup>2</sup>
Nutzfläche	ca. 0 m <sup>2</sup>

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energie-	G
Befuerung	Luft/Wasser-	Effizienzklasse	
	Wärmepumpe		

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## Die Immobilie



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## Die Immobilie



Marina di Castagneto  
Carducci



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## Ein erster Eindruck

Haven of Peace and Beauty in the Tuscan Countryside: Nestled in the tranquility of Bolgheri's most prestigious vineyards, this farmhouse represents a unique opportunity for those seeking a perfect blend of elegance, privacy, and proximity to the sea. Only 5 km from the beautiful Tuscan coastline, this property, enhanced by 4 hectares of mostly olive groves and equipped with its own artesian well, offers a serene retreat away from the hustle and bustle of traffic, allowing you to live the dream of a life in harmony with nature without sacrificing comfort. Ideal Location: Situated in one of the most sought-after areas of Tuscany, the cottage enjoys a privileged location that affords breathtaking views of the surrounding vineyards, a symbol of winemaking excellence. The proximity to the sea adds inestimable value, allowing you to reach enchanting beaches within minutes and enjoy the best Mediterranean climate. Extent and Natural Resources: The property covers 4 hectares of land, offering a vast olive grove that promises generous harvests and a unique opportunity for those who dream of producing their own olive oil. The artesian well ensures an independent water resource, ideal for irrigation and sustainability of the estate. Those who wish may, upon acquisition of planting rights, create their own vineyard located within the Bolgheri DOC territory. Property Features: This cottage embodies the perfect balance of traditional Tuscan design and modern comforts. On the first floor we are greeted by a large living area, with an eat-in kitchen, full bathroom and double living room also equipped with a traditional Tuscan fireplace. Comfort is given all year round, all rooms are air conditioned and equipped with underfloor heating system. Upstairs, 3 bedrooms, including the master bedroom with private ensuite bathroom and a second full bathroom. Each window frames a splendid view of the surrounding countryside, and the entire property opens onto an extensive outdoor area that invites relaxation amidst the sounds and colors of the countryside. A beautiful outbuilding a short distance from the main house can serve as convenient guest quarters, private study or personal retreat place, and there is also a large garage and various storage and storage rooms. The well-kept garden and the possibility of creating a private swimming pool provide a personal oasis of peace. Living Bolgheri: Living in this area means being immersed in a landscape of incomparable beauty, rich in food and wine, historical and nature trails. The proximity to medieval villages, world-famous wineries and nature reserves makes this cottage the ideal place for those who wish to explore the wonders of Tuscany. An Inviting Proposal: We invite you to discover the unique charm of this farmhouse, where every day offers the opportunity to experience unforgettable moments among the sea, olive groves and culture. For information and visits, please do not hesitate to contact us. Discover how this corner of paradise can become your next address. For privacy reasons, the images shown are generic and do not represent the

property but the area. Dedicated photo documentation is available upon request.

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## Ausstattung und Details

The property, fully renovated a few years ago in all parts, with total renovation of technical systems, is in excellent condition, ready to be immediately inhabited.

Wooden windows with double glass, underfloor heating, air conditioning with splitter in every room. Electric gate access to the property, which is fully fenced, and thanks to a wise planting with beautiful olive groves around the buildings enjoys excellent privacy, without visibility from the outside.

Artesian well with good flow rate, very useful for any garden or planting project.

The 4ha of land, contiguous and fully part of the areas falling within the DOC Bolgheri area, are planted in good part (approx 3ha) with olive trees, in production.

Possibility of building a private swimming pool.

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## Alles zum Standort

Buying a home in Castagneto Carducci, a municipality located in the beautiful region of Tuscany, offers a number of unique advantages that make it an excellent choice for both those seeking a permanent residence and those looking for a vacation retreat or investment property. Here are some key reasons to consider Castagneto Carducci as the ideal place to purchase a home:

- 1. Natural and Historical Beauty** Castagneto Carducci is set in a breathtaking landscape that combines the beauty of the sea of the Etruscan Coast with that of the Tuscan hills, famous for their vineyards and olive groves. The area is rich in history and culture, with origins dating back to Etruscan and medieval times, offering a unique and fascinating setting.
- 2. Quality of Life** The quality of life in this area is high, thanks to the mild climate, the exquisite local cuisine based on fresh ingredients and excellent wines, and the welcoming community. Life here proceeds at a more relaxed pace and in harmony with its surroundings, ideal for those seeking an escape from the hustle and bustle of the cities.
- 3. Tourist Attractions and Activities** Castagneto Carducci is not only famous for its beautiful landscape, but also for its many activities and tourist attractions. From wine tastings at renowned local wineries, horseback riding, and bicycle tours to relaxing days on the beaches of the Etruscan Coast, there is always something to do and explore.
- 4. Real Estate Investment** The area's growing popularity among tourists and home buyers, both Italian and international, makes buying property in Castagneto Carducci a sound investment. The real estate market offers a wide range of options, from historic houses in old villages to modern villas with sea views, satisfying a variety of tastes and budgets.
- 5. Proximity to Services and Infrastructure** Despite its quiet and withdrawn atmosphere, Castagneto Carducci enjoys good proximity to essential services such as stores, restaurants, schools, and health facilities. It is also well connected to the rest of Tuscany and Italy by roads and highways, making it easy to explore the beauty of the region and beyond.

**Conclusion** Buying a home in Castagneto Carducci means investing in a place of rare beauty, rich in history, culture and opportunity. Whether you are looking for a home for you and your family, a vacation spot, or an investment property, this area has much to offer. The combination of a pristine natural environment, a high standard of living, and the prospect of a good investment make Castagneto Carducci an excellent choice for property purchase.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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