

Rosignano Marittimo – Toscana

## Unique historic property with spacious outdoor area

Property ID: IT244151069



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

PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 500 m<sup>2</sup>

Property ID: IT244151069 - 57016 Rosignano Marittimo – Toscana

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

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## At a glance

Property ID	IT244151069	Purchase Price	750.000 EUR
Living Space	ca. 200 m <sup>2</sup>	Commission	Subject to commission
Rooms	7	Total Space	ca. 250 m <sup>2</sup>
Bedrooms	3	Usable Space	ca. 0 m <sup>2</sup>
Bathrooms	2		

Property ID: IT244151069 - 57016 Rosignano Marittimo – Toscana

## Energy Data

Energy certificate  
valid until

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10.02.2032

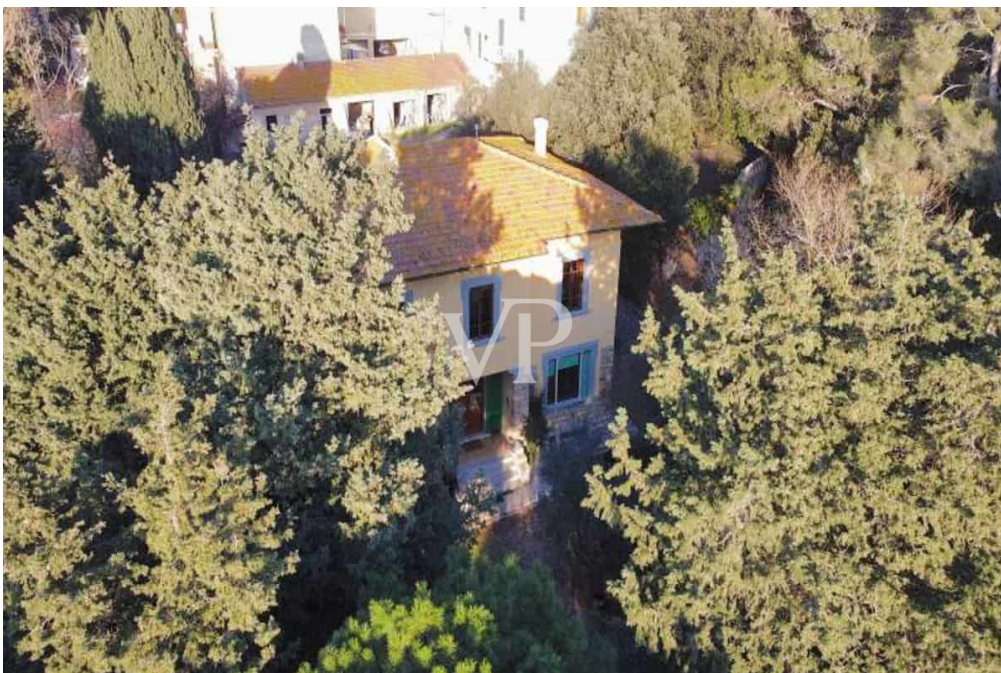
Property ID: IT244151069 - 57016 Rosignano Marittimo – Toscana

## The property



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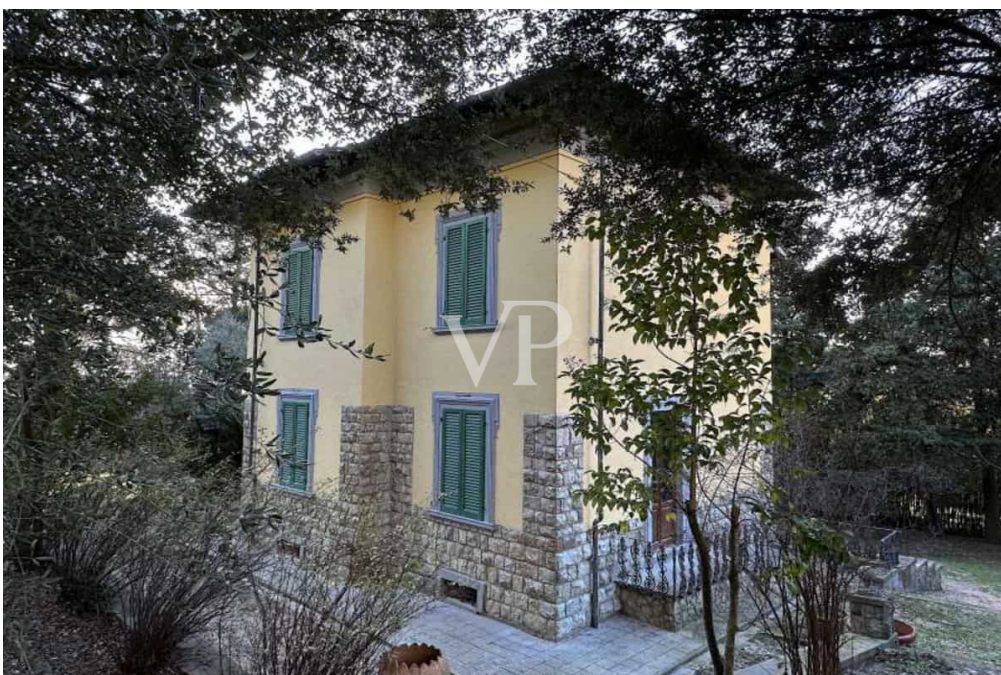
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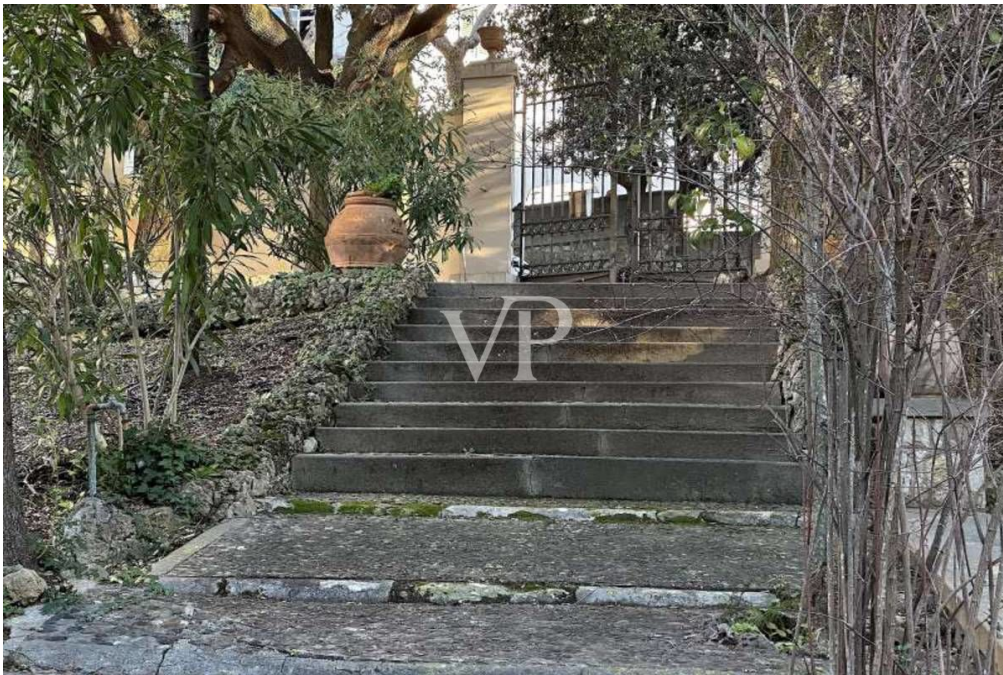
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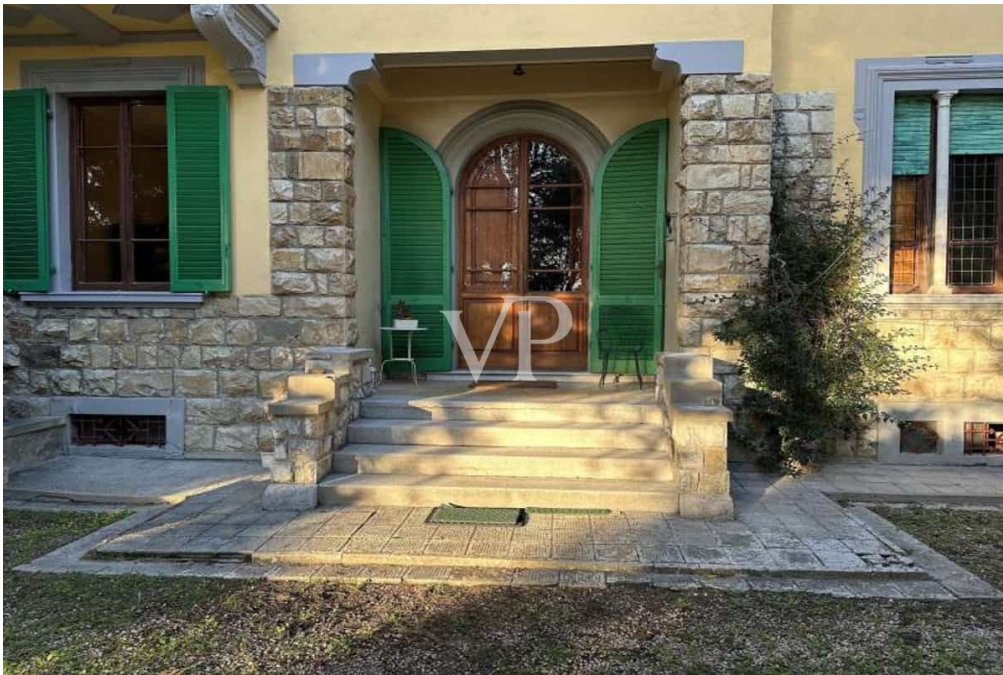
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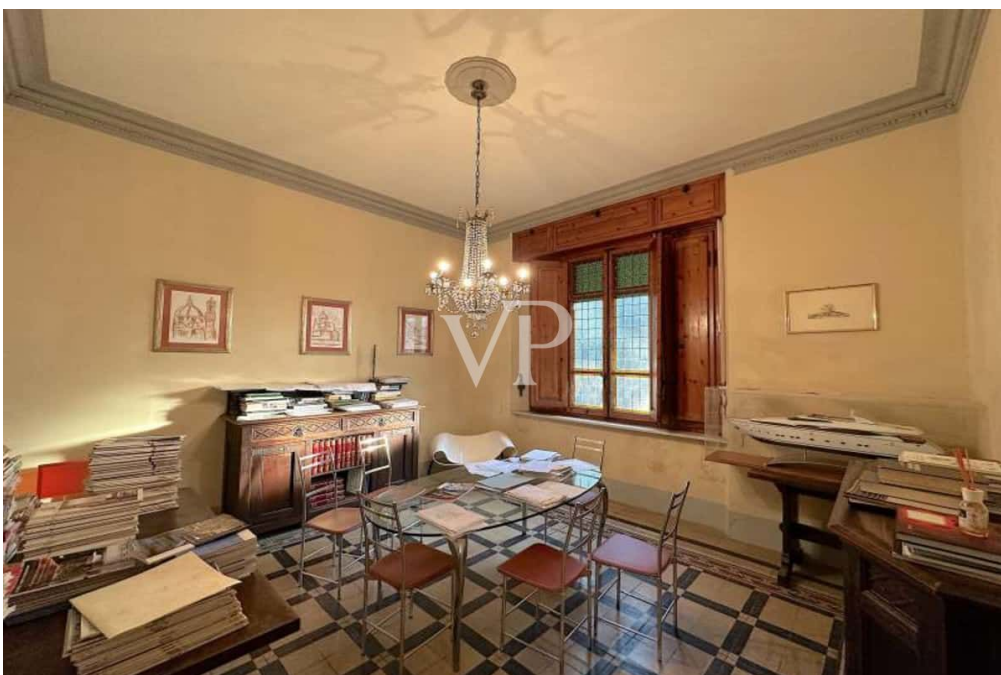
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## A first impression

Living in this villa will allow you to enjoy a huge private outdoor space that you can experience and enjoy with family, relatives and friends. Living in such a historic property means surrounding yourself with history and beauty that will last over time. Living with these emotions is, in this day and age, true luxury. On the ground floor a large reception hall welcomes us. The living room, separate from the dining area, allows one to get up after meals and move to the living room to chat while sitting comfortably on the sofa. The way it used to be done. The separate dining room leaves room for your personal taste, imagination and creativity. Decorate it as you like and express your personality. The large eat-in kitchen, with the central dining table as it used to be, is synonymous with family intimacy and calls to mind a warmth typical of hearths of the past. The half bath is extremely versatile, because if necessary it can be used as a second bathroom that avoids the usual morning queue. On the upper floor reached by an elegant white marble staircase, we find the sleeping quarters. The master bedroom is the quintessential private room in the house, the most intimate space where you can find rest, store your belongings and perhaps listen to your favorite music. The other two generously sized rooms, whether you decide to furnish it classically or modern, romantic or minimal, will be the stars of your moments of rest and relaxation. A corner where you can work, study, read or listen to music is always sought in every home. And the best result is achieved if you have, as in this home, a whole room to devote to study. In the large and spacious bathroom, a shower was chosen for both its aesthetic and functional advantages. Finally, the basement lends itself to bold architectural and furniture solutions that can make this house unique, different from any other, both in atmosphere and personality. The large private park will allow you to live in greater contact with nature: open the door and enjoy your own little piece of green. Young, old, pets: everyone will find their own space. You'll enjoy the weekend without leaving home. This home located in a quiet residential area is one of the best options for you, your family, and your children. Here, everyone will find amenities suited to their needs, green spaces and companions for play.

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## Contact partner

For further information, please contact your contact person:

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