

Camaiore – Camaiore

# Elegant villa with Dependence and panoramic sea view

Property ID: IT252941776



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

**PURCHASE PRICE: 700.000 EUR • LIVING SPACE: ca. 385 m<sup>2</sup> • ROOMS: 14**

Property ID: IT252941776 - 55041 Camaiore – Camaiore

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

Property ID: IT252941776 - 55041 Camaiore – Camaiore

## At a glance

Property ID	IT252941776
Living Space	ca. 385 m <sup>2</sup>
Rooms	14
Bedrooms	6
Bathrooms	3
Year of construction	1967
Type of parking	10 x Outdoor parking space

Purchase Price	700.000 EUR
Commission	Subject to commission
Total Space	ca. 450 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Balcony

Property ID: IT252941776 - 55041 Camaiore – Camaiore

## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	11.09.2034	Final Energy Demand	198.61 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	G
		Year of construction according to energy certificate	1967

Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

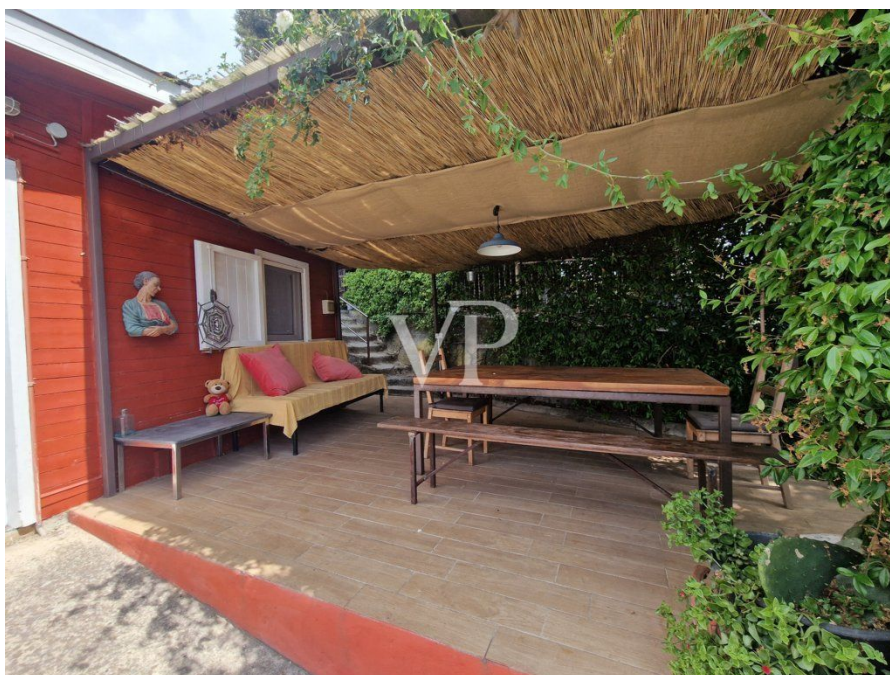
## The property





Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



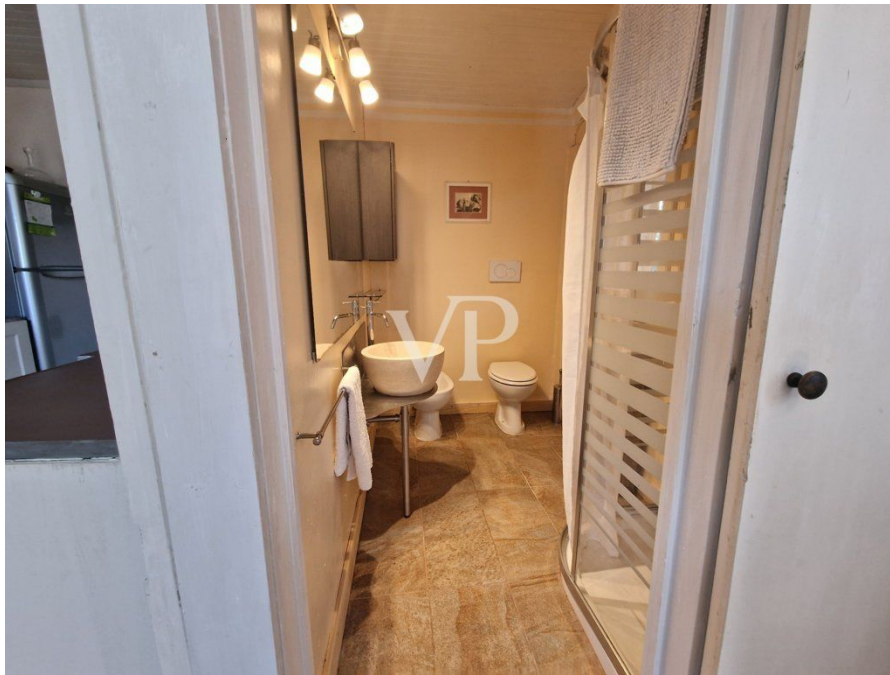
Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



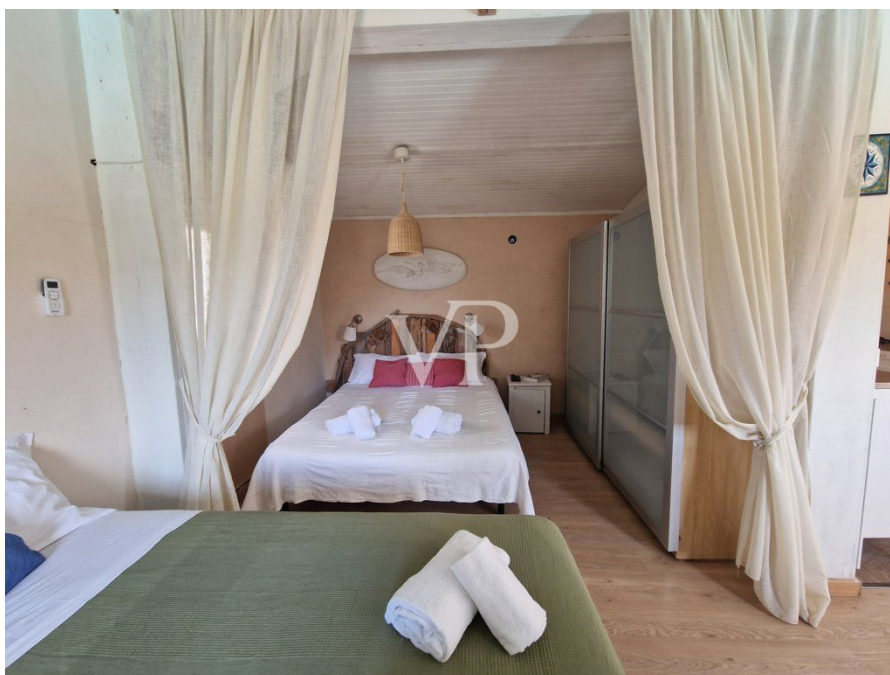
Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property





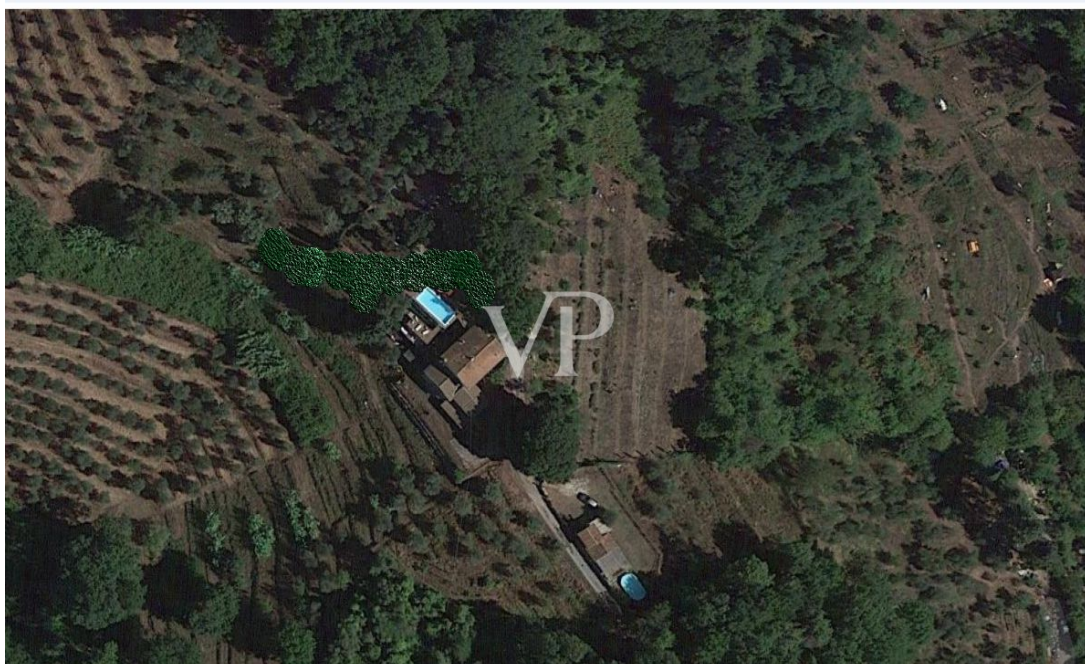
Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property

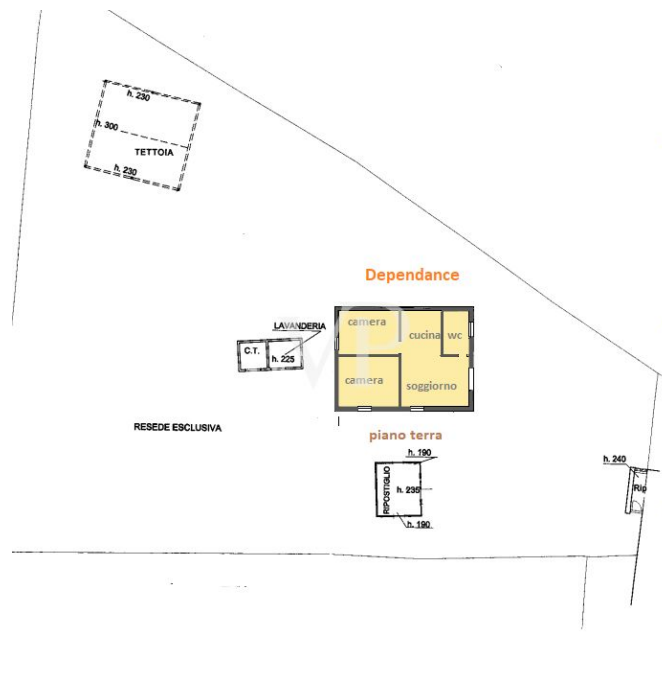


fabbricato principale



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## The property



Property ID: IT252941776 - 55041 Camaiore – Camaiore

## A first impression

From Galileo Galilei International Airport in Pisa, take the highway towards Viareggio, passing the village of Stiava and following the signs for Montemagno, uphill for a few kilometers through well-tended woods and olive groves until you reach the ridge on which the property complex for sale is located. The property consists of a two-storey villa with adjoining outbuilding, swimming pool and a large panoramic terrace with sea views, surrounded by a well-tended garden. After parking the car under a majestic, centuries-old holm oak, we notice a small wooden house built among the branches. Curiosity gets the better of us and we can only climb the steep stairs to venture inside, where we find a small refuge ideal for meditation. From the window we can admire a landscape of rare beauty and see the sea in the distance behind the hills. From the parking lot on the property, you enter the garden, which is enclosed and protected by a wrought iron fence. A paved path with fragrant ornamental plants connects us to the large solar paving that surrounds the swimming pool, which is overlooked by the villa and the outbuilding and is also a connecting element to the buildings and the romantic panoramic terrace with sea views. The buildings were built following the slope of the land towards the valley; the annex is in an elevated position of about one meter above the level of the solar pavement, while the first floor of the villa is about minus three meters away from it and is accessed via an external staircase. The villa consists of two levels, on the first floor there is a large living room with fireplace, from which you enter the dining room, which is adjacent to the kitchen and the bathroom with bathtub. The internal staircase leads to the second floor, where there is a bathroom and four large, bright rooms with panoramic views of the surrounding hills and the sea. The one-story layout, very bright and welcoming with breathtaking views, consists of a large open space where we find a bedroom with two double beds separated by a fabric curtain, the dining room and the bathroom. The property is still rented in summer 2025, so the purchase contract can be notarized from the end of summer 2025.

Property ID: IT252941776 - 55041 Camaiore – Camaiore

## Details of amenities

Pool 1.5 mt deep size ( 3.80 x 10 ) purified with salt.

Property ID: IT252941776 - 55041 Camaiore – Camaiore

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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