

Castagneto Carducci – Toscana

# Dimora Cabernet, Sauvignon & Syrah - Your private retreat in Tuscany

Property ID: IT254151875



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

**PURCHASE PRICE: 820.000 EUR • LIVING SPACE: ca. 117 m<sup>2</sup> • ROOMS: 4**

Property ID: IT254151875 - 57022 Castagneto Carducci – Toscana

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## At a glance

|                      |                        |                |                        |
|----------------------|------------------------|----------------|------------------------|
| Property ID          | IT254151875            | Purchase Price | 820.000 EUR            |
| Living Space         | ca. 117 m <sup>2</sup> | Commission     | Subject to commission  |
| Rooms                | 4                      | Total Space    | ca. 283 m <sup>2</sup> |
| Bedrooms             | 3                      | Equipment      | Terrace, Swimming pool |
| Bathrooms            | 1                      |                |                        |
| Year of construction | 2024                   |                |                        |
| Type of parking      | 1 x Other              |                |                        |

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## Energy Data

|                    |   |
|--------------------|---|
| Power Source       | Air-to-water heat pump  |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property





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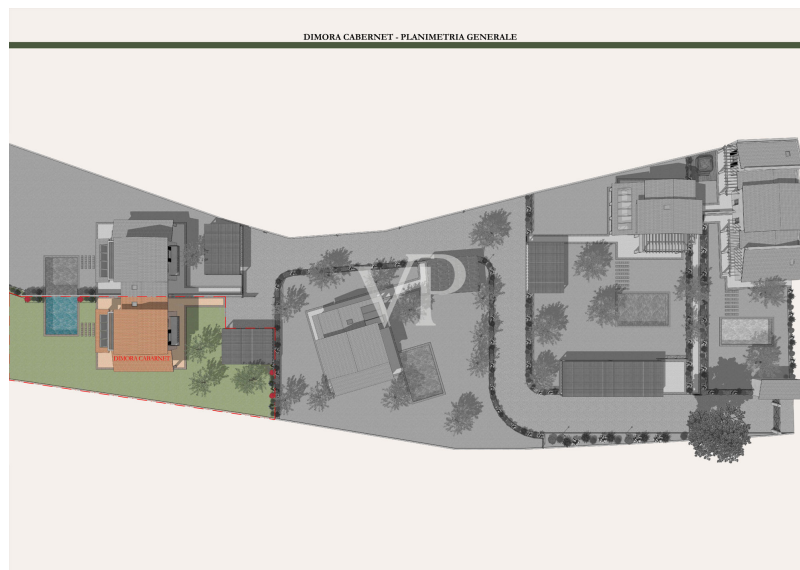
## The property



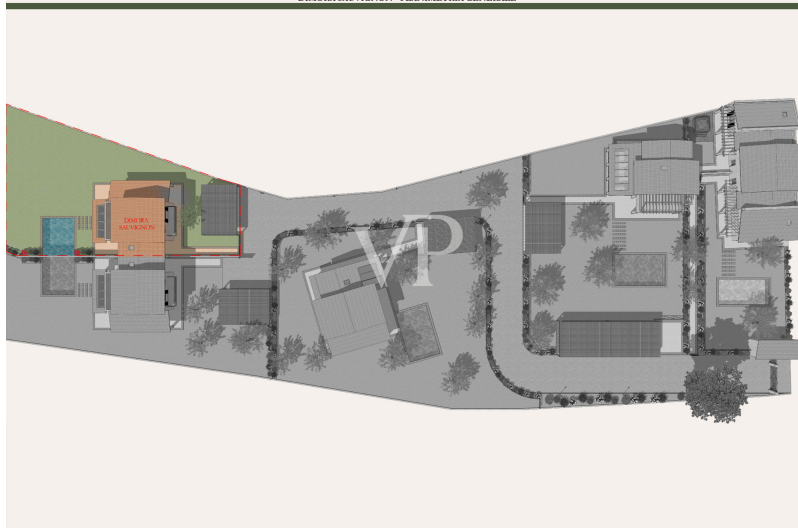


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# Floor plans



DIMORA SAUVIGNON - PLANIMETRIA GENERALE



DIMORA SAUVIGNON



PIANTA PIANO TERRA Scala 1:100



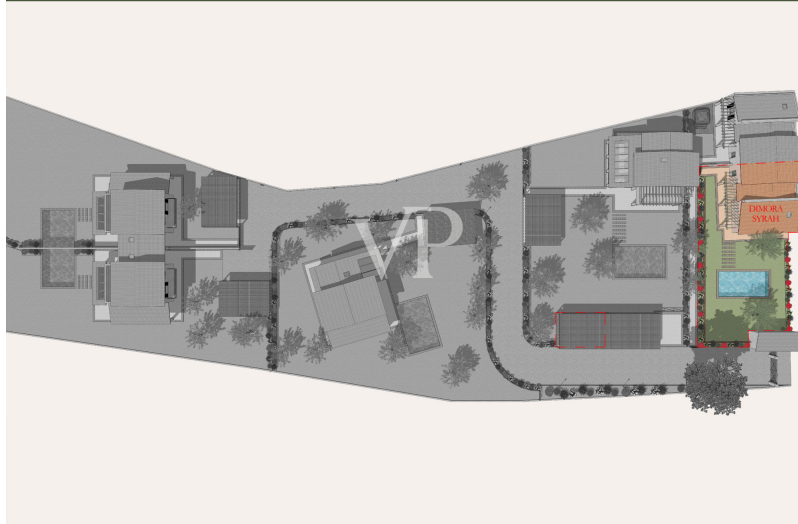
PIANTA PIANO PRIMO Scala 1:100



|                            | mq     |
|----------------------------|--------|
| Superficie vani principali | 133,30 |
| Balcone                    | 17,36  |
| Pavimento                  | 24,64  |
| Protezione fonoacustica    | 41,00  |
| Superficie esterna         | 47,38  |



## DIMORA SYRAH - PLANIMETRIA GENERALE

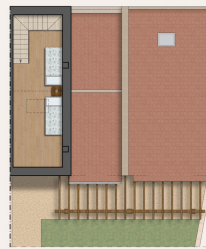


## DIMORA SYRAH



PIANTA PIANO TERRA Sca. 1:100

|                            | mq     |
|----------------------------|--------|
| Superficie vani principali | 116,99 |
| Proiezione fotometrica     | 62,90  |
| Superficie esterna         | 302,18 |



PIANTA PIANO SOTTOTETTO Sca. 1:100

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

An exclusive residential collection in the heart of the Etruscan Coast Amid the renowned vineyards of Tuscany, where the legendary Sassicaia wrote the history of world oenology, comes a residential project that redefines the concept of sustainable luxury. Bolgheri Tuscany Villas is an unprecedented collection of designer villas immersed in a timeless landscape, where Tuscan architecture blends with innovation to offer an uncompromising living experience. Elegant lines, fine materials and meticulous attention to detail create unique dwellings that are perfectly integrated into the surrounding nature. Each villa has a private pool, garden and parking space, ensuring absolute privacy and comfort. Energy class A4 - Unparalleled efficiency and sustainability An unrepeatability opportunity to experience Tuscany at its most exclusive.

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## Details of amenities

In the heart of the rolling Tuscan hills rise three exclusive residences, where timeless elegance meets modern comfort. Dimora Cabernet, Dimora Sauvignon and Dimora Syrah are architectural masterpieces that, thanks to fine finishes, private gardens and exclusive swimming pools, offer an oasis of charm and tranquility.

Each villa is distinguished by spacious living spaces, fine parquet floors and beamed ceilings, enhanced by natural stone details that enhance the authenticity of Tuscan style. Luxury and innovation blend harmoniously: energy class A4, integrated photovoltaic pergolas and an intelligent home automation system ensure maximum comfort with minimal environmental impact.

The private garden, enriched by centuries-old olive trees and Mediterranean essences, creates an exclusive and relaxing environment. The refined photovoltaic pergola not only provides an elegant shaded area, but also contributes to the sustainability of your home. With maximum privacy, contemporary design and state-of-the-art technology, these residences represent a rare opportunity for those who wish to experience the authentic charm of Tuscany with a touch of exclusivity.

Dimora Cabernet - 133.80 m<sup>2</sup> | Garden: 705 m<sup>2</sup> | 3 Bedrooms | 2 Bathrooms | €1,100,000

Dimora Sauvignon - 133.80 m<sup>2</sup> | Garden: 674 m<sup>2</sup> | 3 Bedrooms | 2 Bathrooms | €995,000

Dimora Syrah - 117 m<sup>2</sup> | Garden: 332 m<sup>2</sup> | 3 Bedrooms | 1 Bath | €820,000

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## All about the location

Exclusive Residences in Bolgheri - Where Luxury Meets Nature and Tradition Nestled among the rolling Tuscan hills and surrounded by Italy's most prestigious vineyards, Bolgheri is a place of rare, timeless beauty. This medieval village, with its charming narrow streets, historic wine cellars and legendary Avenue of Cypresses, offers a perfect setting for exclusive living. Privileged location: - Just 3 minutes from the historic center of Bolgheri - 10 minutes from the beaches of the Etruscan Coast - 45 minutes from the international airport of Pisa - Surrounded by Italy's most renowned wineries - Breathtaking panoramic views of the Tuscan hills Here, where nature and elegance come together in perfect harmony, extraordinary residences are born, combining maximum living comfort with the unique atmosphere of Tuscany. A place where exclusivity and authenticity meet - for a life of beauty and well-being.



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## Contact partner

For further information, please contact your contact person:

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