

Castagneto Carducci – Toscana

# Residences of Excellence in Bolgheri - Luxury, Nature and Tradition

Property ID: IT254151876



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

**PURCHASE PRICE: 1.230.000 EUR • LIVING SPACE: ca. 137,47 m<sup>2</sup> • ROOMS: 4**

Property ID: IT254151876 - 57022 Castagneto Carducci – Toscana

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## At a glance

Property ID	IT254151876	Purchase Price	1.230.000 EUR
Living Space	ca. 137,47 m <sup>2</sup>	Commission	Subject to commission
Rooms	4	Equipment	Terrace, Swimming pool
Bedrooms	3		
Bathrooms	2		
Year of construction	2024		
Type of parking	1 x Other		

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Power Source	Air-to-water heat pump	Energy efficiency class	A

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## The property



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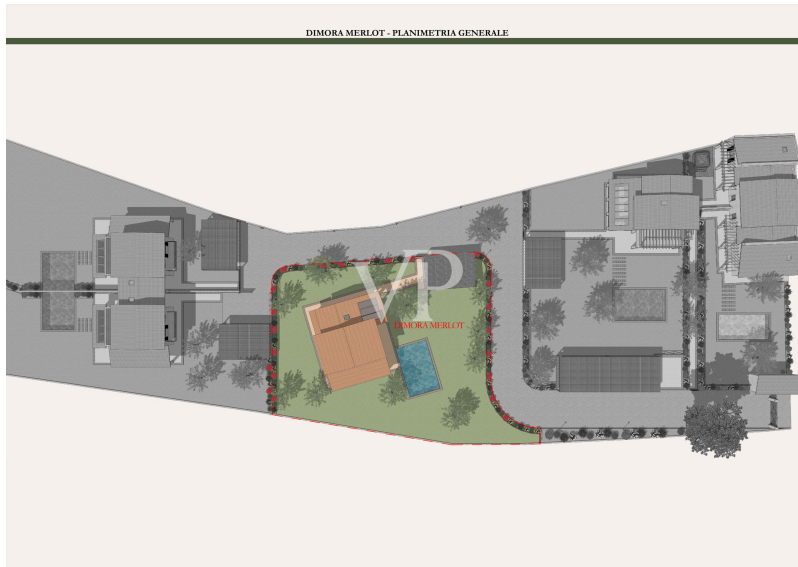


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## Floor plans



## DIMORA MERLOT - PLANIMETRIA GENERALE



## DIMORA MERLOT



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Superficie vani principali	128,13
Loggia	15,28
Panorico	36,25
Periplo fotovoltaico	42,50
Superficie esterna	838,48



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

Dimora Sangiovese & Dimora Merlot - The Timeless Charm of Tuscany

In the heart of Bolgheri, surrounded by prestigious vineyards and an unspoiled landscape, stand Dimora Sangiovese and Dimora Merlot, two exclusive villas that embody the essence of Tuscan beauty. These elegantly styled residences perfectly combine tradition and innovation, offering an unparalleled living experience.

Uncompromising Elegance and Comfort

Each villa is designed to ensure maximum comfort and privacy. Spacious interiors, enhanced by fine parquet floors, beamed ceilings and elegant local natural stone inserts, create a warm and sophisticated atmosphere. Large windows open to the private garden, immersing the living spaces in natural light and surrounding greenery.

Dimora Sangiovese | 137.47 m<sup>2</sup> | Garden: 672 m<sup>2</sup> | 3 Bedrooms | 2 Bathrooms |  
€1,230,000

Dimora Merlot | 128.13 m<sup>2</sup> | Garden: 838 m<sup>2</sup> | 3 Bedrooms | 2 Bathrooms | €1,280,000

Exclusive Features

- Energy Efficiency - Energy Class A4 with integrated photovoltaic panels and smart home automation for optimal management of consumption
- Private Pool - Each villa has a private pool surrounded by greenery
- Private Garden - Spacious outdoor spaces enriched with ancient olive trees and Mediterranean essences
- Photovoltaic Pergola - A combination of design and sustainability, ideal for enjoying outdoor spaces in every season
- Privacy and Security - Design studied to ensure absolute tranquility and privacy
- Contemporary Design - Modern architecture that enhances Tuscan tradition, with fine materials and sustainable solutions
- Covered Parking - Dedicated photovoltaic pergola, with provision for electric charging
- Air conditioning - Advanced heating and cooling system with heat pump

A unique opportunity to experience Tuscany in an exclusive residence, where every detail is designed to offer luxury, well-being and sustainability.

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## All about the location

Exclusive residences in Bolgheri - where luxury meets nature and tradition Nestled in the rolling hills of Tuscany, surrounded by Italy's most famous vineyards, lies Bolgheri, a place of timeless beauty. This medieval jewel with its charming alleyways, traditional wineries and the legendary cypress avenue offers a backdrop that is perfect for exclusive living. A privileged location: - Just 3 minutes from the historic village of Bolgheri - 10 minutes from the beaches of the Etruscan Coast - 45 minutes from Pisa International Airport - Surrounded by the most prestigious wineries in Italy - Breathtaking panoramic views of the Tuscan hills Here, where nature and elegance are in perfect harmony, extraordinary residences are being created that combine the highest level of living comfort with the incomparable atmosphere of Tuscany. A place where exclusivity and authenticity meet - for a life full of pleasure and beauty.

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## Contact partner

For further information, please contact your contact person:

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