

Castagneto Carducci – Toscana

# Dimora Vermentino - Tuscan flair with modern comfort

Property ID: IT254151877



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**PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 117 m<sup>2</sup> • ROOMS: 4**

Property ID: IT254151877 - 57022 Castagneto Carducci – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254151877 - 57022 Castagneto Carducci – Toscana

## At a glance

Property ID	IT254151877
Living Space	ca. 117 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	2024
Type of parking	1 x Other

Purchase Price	680.000 EUR
Commission	Subject to commission
Total Space	ca. 170 m <sup>2</sup>
Equipment	Terrace, Swimming pool

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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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## Floor plans



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

Exclusive living on the Etruscan Coast In the middle of Tuscany's famous vineyards, where the legendary Sassicaia made wine-growing history, an extraordinary residential project is being created that takes sustainable luxury to a new level. Bolgheri Tuscany Villas combines contemporary design with the unmistakable elegance of Tuscan architecture. The villas blend harmoniously into the landscape and combine exquisite materials with well thought-out construction methods. Spacious living areas, exquisite details and maximum privacy create an exclusive feel-good atmosphere. Each villa has a private pool, a spacious garden and its own parking space - for an incomparable living experience surrounded by nature. Energy efficiency class A4 - sustainability meets state-of-the-art technology A rare opportunity to enjoy the beauty of Tuscany in its most exclusive form.

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## Details of amenities

Dimora Vermentino - Tuscan elegance with exclusive comfort

In the heart of Tuscany, among enchanting landscapes and Mediterranean scents, stands Dimora Vermentino, a refined semi-detached villa that combines the charm of tradition with the comfort of modernity.

The interiors, with attention to the smallest details, are distinguished by fine parquet flooring, striking exposed beams and rafters and refined natural stone inserts, which give the rooms a warm and welcoming atmosphere. The bright and airy living area overlooks a 107-square-meter private garden, an intimate corner of relaxation enriched by a mini-hydromassage pool, ideal for moments of pure well-being in the open air.

With three bedrooms and well-distributed spaces, this residence is the perfect choice for those who want an elegant and functional home, immersed in the quiet and beauty of the Tuscan countryside.

Features of all the Villas

- Energy Efficiency - Energy Class A4, with integrated photovoltaic panels and smart home automation for maximum energy savings.
- Private pool - Each villa has a private pool perfectly integrated into the garden.
- Private garden - Large green spaces with ancient olive trees and Mediterranean essences, for an authentic and relaxing atmosphere.
- Photovoltaic pergola - An elegant design that combines sustainability and comfort, ideal for experiencing outdoor spaces.
- Privacy and security - Design studied to ensure privacy and tranquility.

Contemporary design - Modern architecture inspired by Tuscan tradition, with fine materials and sustainable solutions.

- Covered parking - Photovoltaic pergola for parking space, with provision for electric charging.
- Air conditioning - Heating and cooling system with heat pump for maximum living comfort.

Dimora Vermentino - The perfect balance of Tuscan charm and modern wellness

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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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