



# **Villa for Sale in Rosignano Marittimo Castiglioncello**

**€ 2.300.000**  
**Ref. CBI129-1110-129817**



**560 sq.m | Bathrooms: 7 | Bedrooms: 8 | Rooms: 20**

Liberty style villa with swimming pool just a breath of breeze from the sea immersed in a Mediterranean garden, with an enviable position in front of the sea, on one of the most beautiful stretches of the Etruscan coast, in the Chioma area of Quercianella and adjacent to the splendid seaside resorts of Castiglioncello (LI).

This elegant residence, surrounded by a verdant garden of approximately 3,000 m2. presents three distinct real estate units.

The main villa of approximately 400 m2, which is accessed via a terraced staircase, is spread over three levels. On the ground floor we find a large living room with access to the dining room, kitchen, library and service bathroom. Via lift or stairs you reach the first floor where we find the sleeping area consisting of three double bedrooms all with their own ensuite bathroom, two of which have balconies and sea views. A double bedroom is also on the mezzanine. Continuing up the stairs you reach the small tower, currently used as a study, where you can enjoy a splendid sea view.

Adjacent to the villa we find two annexes:

The first annex of approximately 120 m2 consists of a large living room with fireplace, kitchen, hallway, which leads to the sleeping area, two double bedrooms and two bathrooms.



The second annex of approximately 60 m2, of which 40 m2 of living space (living room with kitchenette, bedroom and bathroom) and 20 m2 of storage room. There is also a wood-burning oven.

The property enjoys a strategic position on the Tyrrhenian coast, making it easy to reach Livorno, Pisa, Lucca, Florence and Volterra. Pisa international airport is just 30 minutes away, while Florence can be reached in approximately 1 hour.

Experience the comfort of this luxury seafront villa in Quercianella. Contact us for further information and to book a visit.

\*For privacy reasons the address in the form is indicative and the property is located nearby\*

## Property Informations

**Address:** Via dei Gerani, 51

**Zip Code:** 57016

**Bedrooms:** 8

**Bathrooms:** 7

**Rooms:** 20

**Internal condition:** Excellent

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**Floor:** Building

**Total floors:** 2

**Parking space:** Uncovered

**Lift:** Yes

**Current Status:** Free at the deed

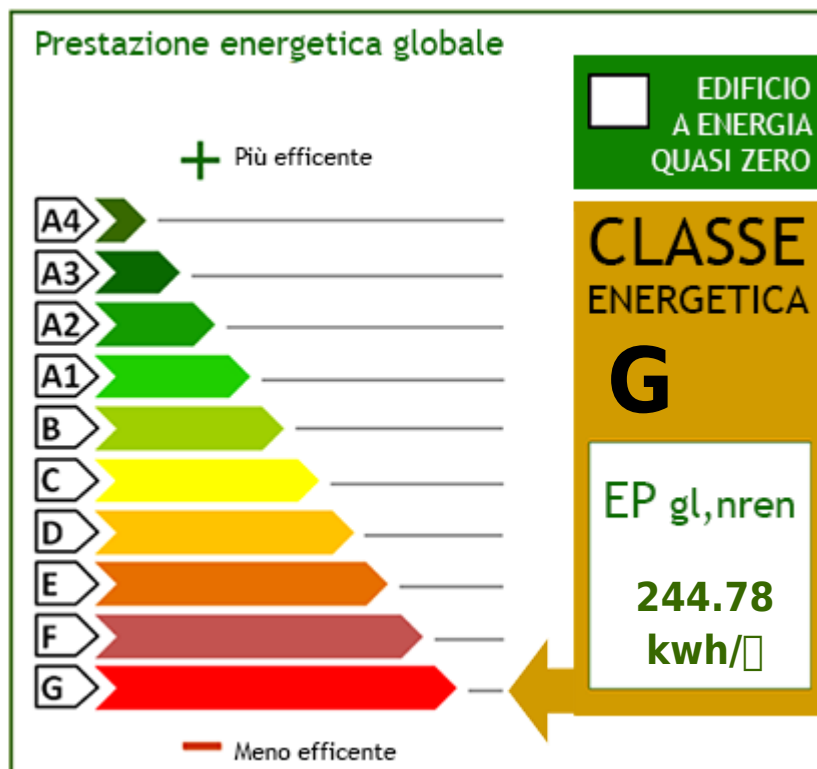
**Balconies:** Present

**Terrace:** Present, 30 sq.m

**Garden:** Private, 3.000 sq.m

**Sea distance:** 300 meter

**Kitchen:** Regular Kitchen





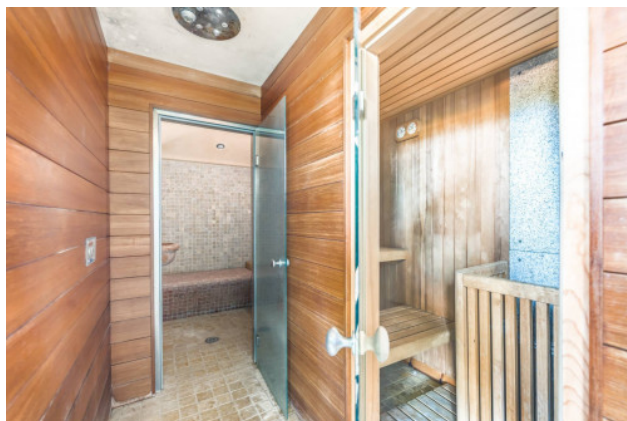
**Forte dei Marmi**

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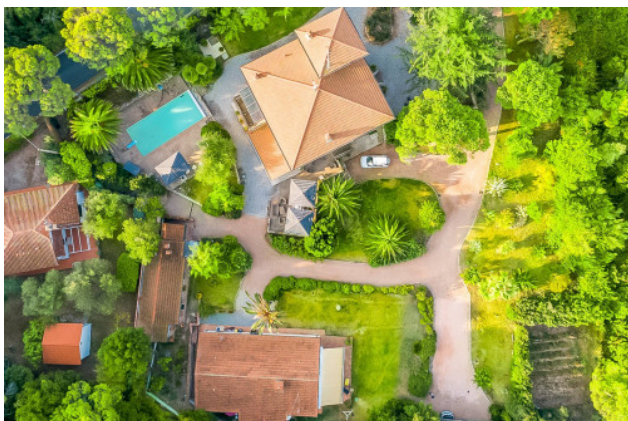












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