Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Estate for Sale in Camaiore
€ 2.750.000
Ref. CBI129-1110-130565



1.460 sq.m | Bathrooms: 11 | Bedrooms: 10 | Rooms: 25

Finely restored estate with two villas, two swimming pools and a large park in the hills of Camaiore.
In the Camaiore countryside, in a secluded area yet close to the city center and just a few kilometers from the Versilia beaches, we offer a large, charming estate, completely renovated and equipped with every comfort. The property includes two generously sized villas, various agricultural buildings, two swimming pools, and approximately 10 hectares of land.

The first villa, approximately 380 square meters, is spread over three floors. On the ground floor, there's a large open-plan living area with a dining area and kitchen. The living area continues with a living room with a fireplace and an additional sitting room. Completing the floor are a bathroom with shower and two versatile storage rooms, ideal for a convenient laundry room or as convenient utility spaces.

The first floor is entirely dedicated to the sleeping area: two double bedrooms share a bathroom with shower, while one double bedroom has a private bathroom with shower and bathtub. A second twin bedroom and a double bedroom each have an ensuite bathroom with shower, while the last double bedroom has an ensuite bathroom with shower and bathtub.

The spiral staircase leads to the second and final attic floor, which represents a precious resource capable of optimizing the property's

internal spaces.

Outside, the villa is nestled in a charming bamboo forest, tall and lush, and surrounded by a large garden with a brick barbecue and parking. Beneath the long patio is a welcoming relaxation area, ideal for spending pleasant moments together outdoors. Completing the outdoor spaces is a magnificent swimming pool, creating an atmosphere of total well-being and tranquility.

The second villa, approximately 200 square meters, also with a swimming pool, is spread over three floors and offers a welcoming open-plan living area on the ground floor with a fireplace and dining area. Three steps lower lead to an additional living room. The eat-in kitchen has direct access to the pergola, while a guest toilet is located next to it.

The first floor hosts two double bedrooms, each with an ensuite bathroom with shower, while on the mezzanine floor there is a further double bedroom with a private bathroom.

The second and top floor hosts the last double bedroom with private balcony and ensuite bathroom with shower.

This villa is also surrounded by a lush bamboo forest and a well-kept garden with a brick barbecue and parking for several cars. Beneath the pergola adorned with climbing plants is a welcoming relaxation area, perfect for pleasant al fresco dining overlooking the stunning pool.

The property also includes a large building currently used as a shed and storage space, previously designated for agricultural use and complete with a private courtyard; a second large building currently unusable due to a lack of roofing and finishes, also intended for agricultural use; and a further small building used as a storage room, also complete with a private courtyard, for a total of approximately 710 m2.

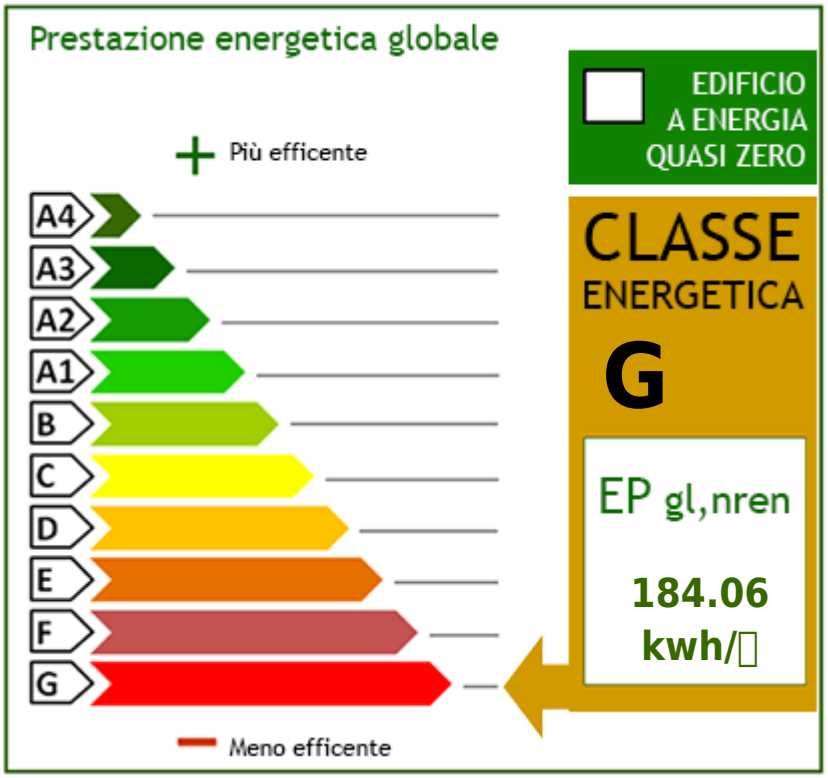
The entire estate is surrounded by approximately 10 hectares of land, offering unique privacy and tranquility.

This property represents a rare opportunity to experience the Tuscan countryside with all the comforts of a prestigious residence, immersed in natural beauty and just minutes from the sea.

Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Property Informations

Address: Via Montebello, 144	**Zip Code**: 55041
Bedrooms: 10	**Bathrooms**: 11
Rooms: 25	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Uncovered
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private, 10.000 sq.m	**Sea distance**: 6.800 meter
Kitchen: Eat-in kitchen	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
G
EP gl,nren
184.06 kwh/
Meno efficente

















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