Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Castellina Marittima! Detached villa with sea view and pool, 2 units I Real estate Tuscany



IT-743-KA

Seaview
56040 Castellina Marittima
Italy

Data overview

Type of property	House
Kind of property	Villa
Postcode	56040
Country	Italy
City	Castellina Marittima
Additional geographical information	Pisa
Living space	approx. 225 m^2
Number of rooms	6
Plot size	approx. 3.500 m^2
Number of bedrooms	5
Number of bathrooms	2
Asking price	680.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished

Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

In Castellina Marittima, not far from the center but in a very quiet area, we find this magnificent property in authentic Tuscan style with a panoramic view of the sea.

Surrounded by a 3,500 m2 private garden, this villa enchants with its outdoor area, which is enriched by a swimming pool (8x4 meters) and a gazebo.

The original building from the early 1900s was completely renovated in 2008 and upgraded by 2023 with energy efficiency measures.

The property has an area of 270 m2 and, with its two separate apartments, offers the necessary space for two families.

The first apartment, on the ground floor, is spacious and bright: 125 m2 of comfort, with a large terrace, ideal for enjoying the tranquility of the garden. Inside, a welcoming entrance hall leads to a large living room with fireplace and open kitchen, two large bedrooms and a bathroom.
On the upper floor there is the second residential unit with an area of about 100 m2, characterized by its beamed ceilings that give warmth and character to the rooms. Here the living room with dining area and kitchen opens onto a 30 m2 terrace with a breathtaking view of the sea, the surrounding countryside and the pool. The two large bedrooms and the bathroom with shower offer every comfort.

The property is completed by service rooms and a guest house with three rooms and bathroom.

Each unit has independent LPG heating. If necessary the property could be converted into a large family villa.

An adjacent plot of land with about 7000 m2 can be purchased additionally. On this plot there is a 15 m2 agricultural building.

The property represents the essence of Tuscan life with the sea 16 km away and the proximity to charming villages such as: Casale Marittimo, Montescudaio and Guardistallo, as well as Castiglioncello, one of the most famous places on the Etruscan Coast.

For more offers please consult our web site www.real-estate-italy.com.

Location

Castellina Marittima.

Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.