



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Castellina Marittima ! Apartment with terrace and sea view on the Etruscan Coast | Real estate Tuscany



IT-8225-KA

Seaview  
56040 Castellina Marittima  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	56040
<b>Country</b>	Italy
<b>City</b>	Castellina Marittima
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 100 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Asking price</b>	350.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % inkl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

In one of the most picturesque areas of the Etruscan Coast, we are offering for sale an elegant 130 sqm flat (including a panoramic terrace) located on the first floor of a semi-detached villa with a private communal swimming pool.

A perfect balance between Tuscan authenticity, contemporary comfort and tranquillity. The building, dating back to the early 1900s, was completely renovated in 2008 and subsequently refurbished in 2023 with roof insulation and thermal cladding, thus ensuring excellent energy efficiency and a high level of living comfort.

The apartment, featuring exposed beams, rafters and terracotta tiles, opens onto a cosy living room with dining area and open kitchen, leading to a splendid 30 sqm terrace with breathtaking views of the coast and Tuscan hills.

The sleeping area consists of two large double bedrooms, a bathroom with window and shower, and a functional hallway. The interior surface area of approximately 100 sqm is designed to offer comfortable and well-distributed spaces.

The property also features a large private car park in front of the house, independent LPG heating, double-glazed windows and access to the 8x4 metre communal swimming pool, with a patio and relaxation area surrounded by nature.

Surrounded by woods, hills and Mediterranean scrub, this flat is a true oasis of peace, just a short walk from the town's amenities and a short distance from the beaches of Cecina, Castiglioncello, San Vincenzo, Volterra, Pisa and Livorno.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Castellina Marittima



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**Your contact person**

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