



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Campiglia Marittima ! Renovated B&B close to the sea | Real estate Tuscany



IT-C066-KA

Close to the sea  
57021 Campiglia Marittima  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57021
<b>Country</b>	Italy
<b>City</b>	Campiglia Marittima
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 265 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 2.300 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	7
<b>Asking price</b>	547.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. 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

Renovated farmhouse with established hospitality business, surrounded by vineyards, between Campiglia Marittima, Suvereto and the Tuscan coast.

Nestled in the picturesque Tuscan countryside, between Campiglia Marittima, Suvereto and the sea, surrounded by unspoilt nature and vineyards, we offer a beautiful, recently renovated country house, currently used as a B&B.

The building, measuring a total of 265 square metres, is spread over two floors: on the ground floor there are five bedrooms, each with a private bathroom, a breakfast room, a veranda ideal for relaxing and a utility room. The rooms are meticulously designed to ensure comfort and functionality for guests. On the first floor, accessed via an internal staircase, there is a spacious flat currently used by the owners, comprising a living room, kitchen with utility room and balcony, hallway, three bedrooms and two bathrooms, ideal as a main residence or to expand the accommodation business.

The property is completed by an enclosed garden and two multi-purpose rooms with a total area of 71 square metres, perfect as storage space, relaxation area or service areas.

The property has been recently renovated with high-quality finishes and is equipped with state-of-the-art systems, ensuring energy efficiency and living comfort.

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

## Location

Campiglia Marittima



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**Your contact person**

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