



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Luxury Farmhouse with sea view in Campiglia I Real estate Tuscany



IT-319-KA

Seaview

57021 Campiglia Marittima
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	57021
Country	Italy
City	Campiglia Marittima
Additional geographical information	Livorno
Living space	approx. 400 m ²
Number of rooms	11
Plot size	approx. 70.000 m ²
Number of bedrooms	7
Number of bathrooms	5
Asking price	1.800.000,00 €
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

Set amidst scenery of rare beauty, amongst the rolling hills of the Etruscan Coast and boasting spectacular views stretching all the way to the sea and the islands of the Tuscan Archipelago, this exclusive solution represents one of the most fascinating property opportunities in Tuscany.

Just 5 km from the charming medieval village of Campiglia Marittima and Venturina Terme, the estate covers approximately 7 hectares of land and comprises a magnificent stone farmhouse of around 400 square metres, skilfully restored in keeping with traditional Tuscan architecture, whilst preserving its authentic character and timeless charm.

The spacious and light-filled interiors welcome guests into a warm and elegant atmosphere. On the ground floor, there is a large living room featuring a striking stone fireplace, a spacious kitchen with a dining area, a study, three bedrooms and two bathrooms. A large veranda of approximately 50 square metres overlooks the surrounding landscape, offering an ideal space for outdoor living in every season. The upper floor comprises the sleeping area, featuring four double bedrooms, three bathrooms and a practical walk-in wardrobe.

The renovation was carried out with particular attention to detail and materials, highlighting the typical features of Tuscan tradition: solid oak window and door frames, ceilings with chestnut beams and striking period terracotta vaults all contribute to creating refined spaces full of character.

Outside, the property offers spaces designed for relaxation and socialising. A splendid outdoor living area, complete with a wood-fired oven, barbecue and gazebo, is the perfect place to spend pleasant moments with friends and family, whilst enjoying the tranquillity of the countryside and unique views stretching all the way to the sea.

The property is completed by a detached annexe, ideal for accommodating guests or for use as a guesthouse, a building of approximately 65 square metres used as a garage and storeroom, as well as additional covered spaces for parking vehicles and agricultural machinery.

The surrounding land, covering approximately 7 hectares, is home to a specialised olive grove with around 500 trees in full production, as well as an orchard, a vegetable garden and a well-tended garden adorned with tall trees. This authentic and productive setting makes the property particularly attractive both as a prestigious private residence and as a farm or a charming tourist accommodation business.



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The estate is equipped with all the main amenities and facilities, including an artesian well, an irrigation system, heating, air conditioning, internet connection, a satellite TV system, an automatic gate, a video intercom and outdoor lighting throughout the entire site.

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

Location

The location is particularly strategic: the sea is just 10 km away, San Vincenzo and its marina can be reached in a few minutes, whilst Piombino, the departure point for the Island of Elba, is only 17 km away.



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Your contact person

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