Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Exclusive Tuscan country villa with pool, guesthouse and breathtaking sea views | Real estate Tuscany



IT-C467-KA

Seaview
56040 Castellina Marittima
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56040
Country	Italy
City	Castellina Marittima
Additional geographical information	Pisa
Living space	approx. 260 m^2
Number of rooms	8
Plot size	approx. 60.000 m^2
Number of bedrooms	4
Number of bathrooms	4
Asking price	1.675.000,00 €
Brokerage	for the buyer 4,88 % 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

Nestled within the enchanting rolling hills of the Tuscan Etruscan Coast lies this delightful country house.

The estate encompasses a private plot of approximately 6 hectares, featuring a swimming pool and a separate guest house. It offers a spectacular 180-degree panoramic view, stretching across the Tyrrhenian coast, the Mediterranean Sea and the islands of the Tuscan Archipelago. Situated at about 360 meters above sea level, the property enjoys a truly privileged location defined by tranquility, nature and privacy.

Easily accessible via a provincial road, the estate is located just 2 km from the picturesque village of Castellina Marittima. A pleasant private driveway leads onto the grounds, where the villa blends harmoniously into its natural surroundingssurrounded by cypresses, pine trees, olive groves, fruit trees and Mediterranean vegetation.

The main villa offers approximately 225 square meters of living space spread over two floors and has been meticulously renovated by the current owners. The renovation was carried out with great care to preserve the original character and authentic charm of a traditional Tuscan country house, while simultaneously creating comfortable, functional and inviting interior spaces.

The main entrance leads through a spacious, covered loggiaa particularly welcoming outdoor area that creates a natural transition between the interior rooms and the surrounding gardens. The ground floor features an expansive living area, thoughtfully divided into distinct yet complementary zones. These include a generous main living room, an additional lounge and relaxation space, a dining area and a large, fully equipped kitchen. The kitchen is equipped with a SMEG gas cooktop, an oven, a fridge-freezer and a dishwasher. A pantry, additional utility rooms and a guest WC complete this level.

An internal staircase leads to the upper floor, which is dedicated entirely to living and sleeping quarters. Here, there are three bedrooms, including a charming master bedroom with direct access to its own private panoramic terrace, offering a vantage point from which to admire the magnificent surroundings. The two additional bedroomsone with a double bed and one with two single bedsprovide comfortable accommodation for family members and guests.

One of the most captivating features of this exceptional property is undoubtedly its harmonious integration with the surrounding landscape. The villa offers a variety of

delightful outdoor spacesincluding panoramic terraces, covered loggias, and sheltered nooksspanning a total area of approximately 87 m^2. Each of these areas has been carefully designed to showcase the splendid natural environment to its best advantage.

The villa is set within a private estate of approximately 60,000 m^2, characterized by gently rolling hills and a diverse, quintessentially Mediterranean landscape. The grounds include an olive grove with around 200 trees, as well as fruit trees, cypresses, pine trees, fig trees, and charming wooded sections featuring holm oaks and native flora. Nestled within these well-tended grounds is a magnificent private swimming pool (approx. 13 x 6 meters), surrounded by lush greenery and offering a stunning view of the Tuscan countryside. Furthermore, the property includes a spacious private parking area with ample room for several vehicles. The property is in excellent condition and offers a wide range of amenities that ensure comfort and functionality throughout the year.

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

Location

Castellina Marittima

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