

## SALE VILLA ROSIGNANO MARITTIMO



### ROSIGNANO MARITTIMO - RIF.566 - CASTIGLIONCELLO - SEA FRONT ON THE REEF

In one of the most exclusive and reserved locations, not far from the center of Castiglioncello, we offer this Villa for Sale in Castiglioncello built directly on the cliff with private access to the sea, sea water pool and private dock. This exclusive Villa on the Etruscan Coast, rises on three floors above ground and distributed among them; on the first floor there is the living area with a large lounge access to the terrace overlooking the sea from which you can enjoy a fantastic panoramic view, kitchen area with access to the additional panoramic terrace and a portion of the private garden, service; on the upper floor there is the sleeping area with two services and four rooms with terrace that, although not of great size, offer to this property the possibility of being able to accommodate families of seven people. On the ground floor a very panoramic second living area with kitchen access to the outside garden and service, as well as a small outbuilding with kitchen, living room and service. The strong point that characterizes this unique property of its kind, is its position that puts it in close contact with the sea and the green Mediterranean coasts, the sea water pool ensures the enjoyment of pleasant sunny summer days, while the private dock allows you to have a comfortable access to the sea and it can be used as a further solarium area or for even the mooring of small tender-type boats.

**LOCATION AREA:** Castiglioncello dominates a small promontory that is the latest offshoot of the Livorno hills. tourist resort of great international prestige, "the pearl of the Tyrrhenian Sea" has a unique charm. Red cliffs overlooking the sea, sheltered bays, beaches and coves washed by crystal clear water, where there are characteristic beaches. A pine forest, which for its beauty has inspired artists, painters, writers and poets. Celebrated by painters Macchiaioli, sought by many players in the world of culture and show business, it is an important center of artistic and scientific events. Pasquini Castle hosts every year cultural events, dance festivals, literary awards and Philosophical, international conventions value. The Center for Art Diego Martelli and that the communication connect important cultural initiatives.

**DISPOSITION AND METRATURESVILLA:** 220sqm Two Living Rooms, Kitchen, Rooms 4, Services 4, Private Dock, Sea Water Pool.

**DEPANDANCE:** 60sqm Kitchen, Bedroom, Service.

**DISTANCES:** Livorno km 16 - Pisa km 33 - Forte dei Marmi 67 km - Florence km 95 - Piombino km 78 - Pisa airport 31 km - Road exit: Livorno exit 17 km.

5 bathrooms, 5 bedrooms, Balconies, Kitchen, Garden 500mq, Place for bikers, Closet, Living room, Study, Autonomous climate control, Large terrace, Proximity to the sea 10mt.

Floor: Su più livelli
Surface: 280 mq
Energetic class: G
Ipe: 137,50 kwm2
Private deal