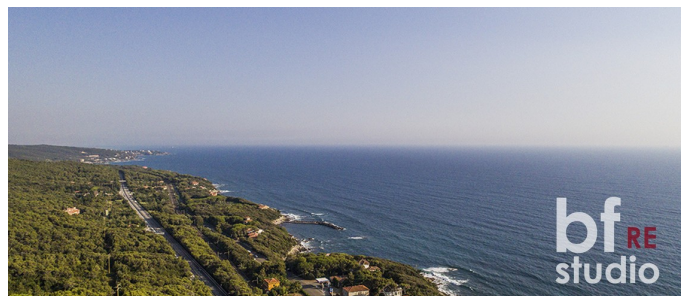


SALE VILLA ROSIGNANO MARITTIMO



ROSIGNANO MARITTIMO - RIF.831 - CASTIGLIONCELLO - EXCEPTIONAL SEA VIEW In the absolute privacy offered by the green Castiglioncello hills, we propose for sale, this prestigious villa, which with its dominant position offers a wonderful view of the sea and of fantastic Etruscan coast. The property of about 400 square meters includes on ground floor, a bright and welcoming living room and a well-equipped kitchen with access to the dining external porch area, as well as two double bedrooms, which are also bright and well-windowed, and a nice service. From this living area, via an internal staircase leads to the first floor, which consists of a large room with a billiard area, three double bedrooms, two bathrooms and two roof terraces with fantastic sea view. This magnificent property is completed by a triple garage and a suggestive equipped cellar where you can store over 300 wine bottles. Made with the latest construction techniques, this property is equipped with solar panels that guarantee hot water. Surrounded by the characteristic maritime pines trees and by the typical green of Mediterranean area, the villa enjoys great privacy, which allows for fantastic outdoor enjoyment in the large private park of around 3.500 square meters, adorned with picturesque colorful flowerbeds which enrich the beautiful and splendid outdoor panoramic terrace overlooking the crystal clear waters of the Tuscan coasts; a relax and well equipped area with sofas is located aboard the prestigious swimming pool, from which you get also a pleasant sea view; this gives this to this property for sale in Castiglioncello, an extra particular value and uniqueness for its kind. In the Villa's garden are present also a large recreational area, where there is a tennis court, outdoor gym, panoramic terrace, wood-burning oven and kitchen; in this property for sale in Castiglioncello-Costa Etruschi, all is well done and all the accessories are present on it. This property is the ideal solution for those people who are in search of relaxing stays, surrounded by greenery and absolute privacy, but with the ability to quickly reach the beaches and all services of the close city. **LOCATION:** Castiglioncello - Livorno. **PROPERTY SURFACES** Ground Floor: 180.00 sq.m. Basement Floor: 140.00 sq.m. Private garden: 3.500.00 sq.m. Seats covered cars 3 Auto Box 1 **DISTANCE FROM THE BEACHES:** 700 mt **DISTANCE FROM PISA AIRPORT:** 37 km

4 bathrooms, 6 bedrooms, Furnished, Cellar , Garage , Garden 3500, Parking space, Place for bikers, Living room, Study, Autonomous climate control, Large terrace, Proximity to the sea 700 mt.

Surface: 400 mq
Energetic class: G
Private deal

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