

## for Sale to Camaiore Area: Colline Camaiore



### 300 square meters | Bedrooms: 4 | Rooms: 10

Camaiore (Lucca) on the hills, Easy Casa sells large rustic villa with SEA VIEW, in a wonderful panoramic hillside position, 12 minutes from the sea of Lido di Camaiore.

Charming Tuscan style hillside villa located on a hill, surrounded by greenery with postcard views.

Perfectly recovered and preserved, it represents the typical example of the rustic Tuscan hillside farmhouse; spread over 4 floors, with the ground floor partially basement (on the north side) and three cellars.

There are also cellars, technical and utility rooms.

Surrounded by EXCLUSIVE LAND of approximately 5600 m2 with approximately 100 olive trees, with the possibility of building a swimming pool.

The state of maintenance is good, the external facades are mixed stone and plaster, the internal floors are in terracotta, the ceilings have wooden beams as well as the doors and window frames.

It is currently inhabited by the owners.

Surface area of the house approximately 300 m2, ground floor beautiful panoramic veranda, living room, kitchen, bathroom, stairwell, first floor three bedrooms and two bathrooms, second floor reachable by external staircase, apartment composed of kitchenette, bathroom and very bright bedroom. TERRACE overview - roof veranda.

LPG gas heating and fireplace

Property surface area: approximately 300 m2.

Exclusive land: approximately 5600 square meters with olive trees.

Externally there is a bread oven.

Easy access with good road, automatic gate to access the property and possibility of parking for several cars

It is a unique property, due to its characteristics of panoramic position, privacy and silence



The large sizes make this property suitable for multiple families as well as for B&B use.

Asking price €800,000 (Excellent Investment)

Distances: Sea (Lido di Camaiore) 12 minutes, Galileo Galilei-PISA International Airport: 35 minutes; Forte dei Marmi: 16 minutes; Marina di Pietrasanta: 13 minutes; Viareggio: 15 minutes; Lerici: 37 minutes; Florence: 1 hour and 20 minutes; Lucca: 38 minutes.

(based on privacy legislation, we specify that the address shown is a useful aid in identifying the area where the property is located, respecting the privacy and confidentiality of the sellers)

## Property details

<b>Code:</b> 1184	<b>Reason:</b> Sale
<b>Type:</b>	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Camaiore
<b>Area:</b> Colline Camaiore	<b>Price:</b> € 800.000
<b>Total Square Meters:</b> 300 square meters	<b>Bedrooms:</b> 4
<b>Rooms:</b> 10	<b>State of Preservation:</b> Excellent
<b>Level:</b> Ground Floor	<b>Total Floor:</b> 3
<b>Heating:</b> Heating	<b>Parking:</b> Uncovered Parking
<b>Current Status:</b> free at the	<b>Available:</b> Yes
<b>Terrace:</b> Present	<b>Garden:</b> Private
<b>Kitchen:</b> Regular Kitchen	

## Features

Fastweb Coverage	Wooden Window Frames
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## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			











