

**for sale in Castagneto Carducci
Bolgheri
€ 880.000
Ref. 1485**



420 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 14

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

TUSCANY - LIVORNO - COUNTRYSIDE BETWEEN BOLGHERI AND CASTAGNETO CARDUCCI

Just 3 km from the sea and a few meters from the road that leads to the famous Bolgheri street, we are dealing with the sale of a villa completely renovated with excellent quality materials. The villa is distributed on two levels, the ground floor of approximately 170 gross sqm and the basement of 250 sqm, with exclusive land of approximately 3,000 sqm. The house has been renovated with top quality materials and the works were completed in 2013. The renovation was complete starting from the roof which was made of wood (in the living area), the windows are in PVC with shatterproof double glazing, underfloor heating with pellet boiler, solar panels for the production of domestic hot water. All system certifications are available.

An excellent job was done for the basement part as insulation work was done and everything was paved (underfloor heating) with particular light sockets which also give good brightness to this part of the house. On the ground floor it is composed of the porch (about 30 m²) where the main entrance is located with a large open space where the kitchen-dining-living area is located, bathroom, hallway, two bedrooms with their own bathroom, (study or bedroom) and three

technical rooms used as a laundry where we can create a solar greenhouse. The ground floor with regards to the bathroom coverings, the kitchen, the floors and the staircase leading to the basement has been finished in light travertine which makes the very bright house.

Through internal stairs but with the possibility of also having external access we find the basement which has been left completely open. We find only two rooms used as a cellar, water storage and water softener. If desired, a bathroom can also be created as there are provisions to do so. The basement part has been completely renovated and paved. There are skylights that let the sunlight filter through and also allow this area to have good brightness. part of the villa lends itself to multiple uses: gym, tavern, small spa, or possibly an indoor swimming pool. The land surrounding the house has been completely fenced, some olive trees have been planted and there is the possibility of building a swimming pool. The entrance to the house is via an automatic gate. There are also two wells, one of which is for collecting rainwater to be used for watering the garden and there is phytoremediation for waste water. The land is easily workable. On it we also find a shed for parking cars and a small wooden house used to store garden tools. The villa is ready to be inhabited and thanks to the type of construction it is in energy class B. villa is located in an excellent position as it is possible to reach the sea in a few minutes but at the same time enjoys excellent privacy.

Certification

Energy Class: B

Features

Code: 1485	Reason: Sale
Address: Strada Provinciale 329	Zip Code: 57022
Municipality: Castagneto Carducci	Zona: Bolgheri
Total Square Meters: 420 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 14
State of Preservation: Restored	: 5
: 2	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Carport	Current Status: Free to the deed
Garden: Private, 3.000 sq.m.	Sea Distance: 3.000 meter
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
ADSL Coverage	Cellar
Wiring : By Law	Shower

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

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