

**for sale in Campiglia Marittima
Venturina
€ 790.000
Ref. 1502**



280 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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. BEAUTIFUL SINGLE-FAMILY STONE VILLA WITH PARK located in Venturina (Campiglia Marittima - Livorno).

Typical Tuscan architecture, very elegant, surrounded by the pleasant sounds of the woods, far from traffic, but easily accessible, with perfect exposure to sunlight.

While enjoying all this, walking along the famous Calidario Baths, in a few minutes on foot we are already in Venturina Terme.

The villa is surrounded by a large park of approximately 3,810 square meters, which could also accommodate a swimming pool. The villa is on two levels. The main door on the ground floor leads into the living area, which includes a large living room with a fireplace, a kitchen, a dining room, two double bedrooms, and a bathroom.

On the ground floor, with access only from the outside, we find the third double bedroom with its own bathroom.

Going up the external stairs, we find the second apartment consisting of a large hallway, dining room, living room with fireplace and access to a small covered balcony, kitchen, and double bedroom with large bathroom and small toilet. An internal spiral staircase also connects the two floors of the villa.

In the fully fenced garden, we find a small house used as a warehouse near the villa and a stone annex in need of

renovation located at the end of the park.

Near the property are the ancient medieval villages of Campiglia Marittima and Suvereto, with their famous wineries. The seaside towns of Baratti and San Vincenzo are just a few kilometers away.

Year of construction 1969

Total land: 3810 sq m

Total surface area approximately 280 m2

Aqueduct + sewerage

Private well

Gas heating

Gas hob + electricity

Certification

Energy Class: G

Features

Code: 1502	Reason: Sale
Address: Via di Citerna	Zip Code: 57021
Municipality: Campiglia Marittima	Zona: Venturina
Total Square Meters: 280 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 9
State of Preservation: Good	: 6
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 3.500 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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	









