

for sale in Livorno
Quercianella
€ 647.000
Ref. 1515



170 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

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.

We offer for sale this charming, detached villa of approximately 170 square meters in the foothills of Quercianella, in the municipality of Livorno. It is located adjacent to the Chioma Park, in a stunning and pristine natural setting offering numerous trails for trekking and mountain biking enthusiasts. From the house, we can admire an incredible panoramic view stretching to the sea, with indescribable colors that can only be fully appreciated in person; photographs cannot adequately represent them!

The villa was built about 16 years ago along with two other villas, with a striking and completely unconventional architectural tone, making it a unique and valuable piece on the current and future real estate market. The finishes are high-quality, with simple solutions that adapt to all needs. The house is arranged on three levels, including a basement WITH COMMON ACCESS TO THE OTHER TWO VILLAS. On the raised ground floor, there is a beautiful open space containing the living room with dining area, from which, even sitting comfortably on the sofa, you can enjoy the sea view. In a separate room, there is the kitchen with direct access to the garden located behind the villa. A bathroom completes this level. Outside, in front of the main entrance, there is a terrace where you can spend pleasant hours relaxing, reading a book, enjoying food with friends and family, or simply admiring what Mother Nature has to offer.

The three levels of the house are connected by a comfortable wooden spiral staircase that adds a further pleasant stylistic touch. The first floor features three bedrooms and a generously sized bathroom with a shower. The garden, which measures approximately 200 square meters, is well-used, with a portion in front of the house and another staggered section on the raised ground floor opposite the kitchen. It can be used year-round, thanks to a motorized wall-mounted awning. In the basement there is space to organize additional technical or play areas such as a tavern and laundry room. The property is connected to the natural gas network, the aqueduct and the municipal sewer system and is in excellent maintenance condition. There are ample parking spaces near the house. The villa is suitable for being inhabited as a main residence, as the current owners do, given that it has all the living comforts and essential daily services within easy reach.

Certification

Energy Class: G

Features

Code: 1515	Reason: Sale
Address: Via Kaiser Parodi	Zip Code: 57128
Municipality: Livorno	Zona: Quercianella
Total Square Meters: 170 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
State of Preservation: Excellent	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Current Status: Free to the deed	Terrace: Present
Garden: Private, 200 sq.m.	Sea Distance: 1.200 meter
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	ADSL Coverage
Parquet	Wiring : By Law
Shower	Wooden Window Frames
Aluminum Frames	

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	







