

for sale in Camaiore
Lido di Camaiore
€ 1.000.000
Ref. 1740



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

In Versilia, a million euros doesn't make much money. It's a significant figure, of course, but those familiar with the Lido di Camaiore market know that it's within the normal asking price for properties of this type. The difference is another. There are houses to which the price is simply attributed. And others that, when you look at them, explain it to you. This villa is listed at €1,000,000: a fair asking price, consistent with its location, condition, and what's actually offered. Compared to similar properties on the market, it doesn't fear verification. In fact, it might even welcome it. It's free on three sides and attached to another property at the rear, surrounded by a large, well-kept, private, and pleasantly livable garden. A paved and covered outdoor area allows for al fresco dining without having to check with the weather bureau every time. Vehicle access is via an automatic gate and three cars can be easily parked inside the property. Conveniently means without having to fit them together like in Tetris and without having to call a family meeting every time someone needs to go out. The garden is serviced by a well-fed irrigation system. The villa also has an alarm system, because peace and quiet are beautiful, but protection is even more so. The area is residential, quiet, and peaceful. The beach is about a seven-minute bike ride away. Seven real minutes, not the average ones calculated for the Tour de France. The house is very sunny, in perfect condition and is spread over three levels. On the ground floor we find a large living area, a large eat-in kitchen, a closet and a laundry area. The first floor features two generously sized bedrooms, one with a private bathroom, a study/dressing room, the main bathroom, and a lovely terrace, large enough to be truly enjoyed and not just listed as a

feature. On the top floor are two large attic rooms, as well as a bathroom. According to the land registry, these rooms are usable but not habitable: this is their correct definition, without any attempt at urban planning promotion through the creative use of adjectives. From a practical point of view, however, they are well-organized and perfectly usable environments, capable of offering precious spaces according to the needs of those who will live in the house. This villa is not being offered as a one-time deal, because certain expressions are especially useful to those who have little else to say. It is offered for what it is: a beautiful, well-kept property, ready to move into, in a quiet area and a few minutes from the sea, with significant internal and external spaces and a demand perfectly in line with the Versilia market. And above all, it is compliant with the house.

Certification

Energy Class: G

Features

Code: 1740	Reason: Sale
Address: Via Primo Maggio	Zip Code: 55043
Municipality: Camaiore	Zona: Lido di Camaiore
Total Square Meters: 200 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 9
State of Preservation: Good	: 2
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Terrace: Present
Garden: Private, 500 sq.m.	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Air-Conditioned
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	







