

Camaione – Toscana

Beautiful farmhouse in the hills of Camaione with sea view

Property ID: IT252941885



www.von-poll.it

PURCHASE PRICE: 1.650.000 EUR • ROOMS: 10

Property ID: IT252941885 - 55041 Camaiore – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT252941885 - 55041 Camaiore – Toscana

At a glance

Property ID	IT252941885
Available from	07.03.2025
Rooms	10
Bedrooms	7
Bathrooms	9
Type of parking	4 x Other

Purchase Price	1.650.000 EUR
Commission	Subject to commission
Total Space	ca. 360 m ²
Usable Space	ca. 360 m ²
Equipment	Swimming pool

Property ID: IT252941885 - 55041 Camaiore – Toscana

Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



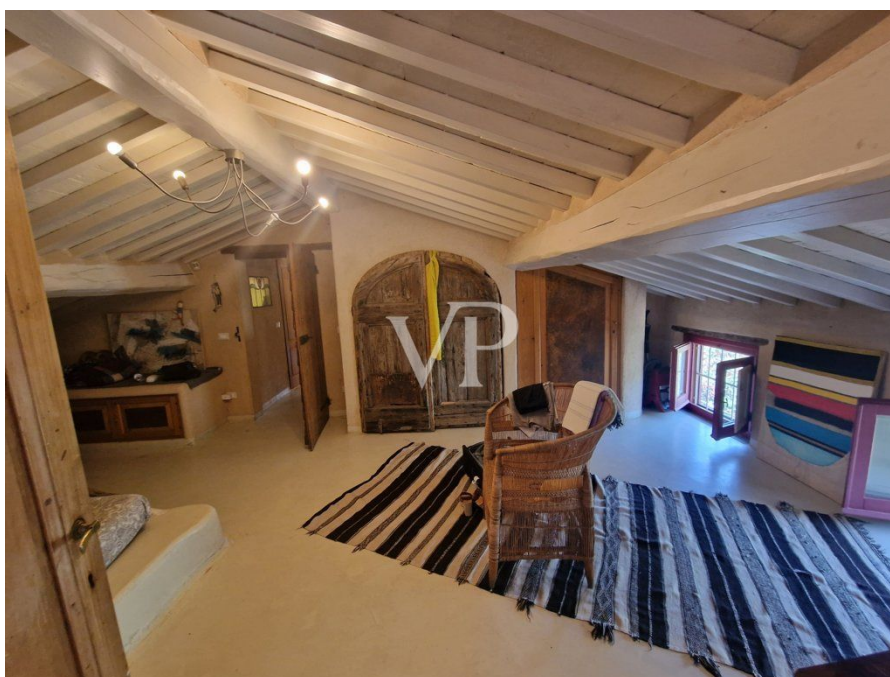
Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

The property



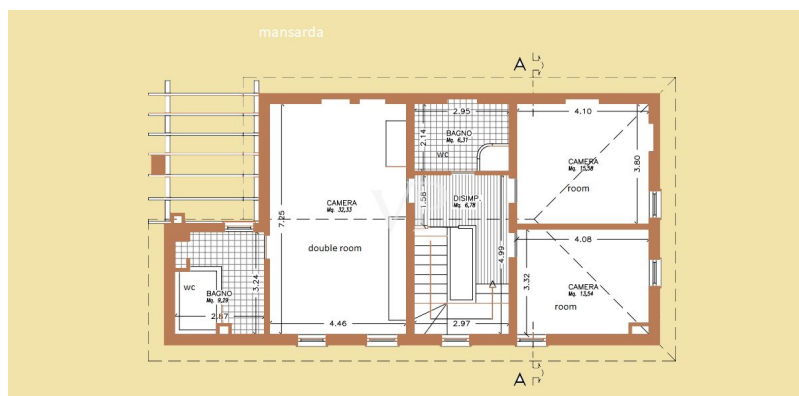
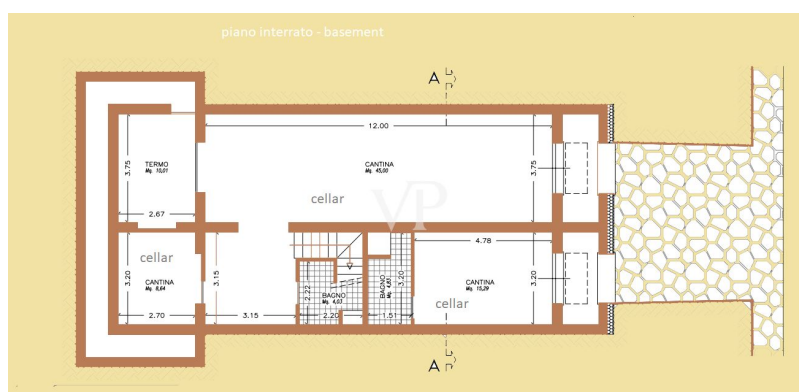
Property ID: IT252941885 - 55041 Camaiore – Toscana

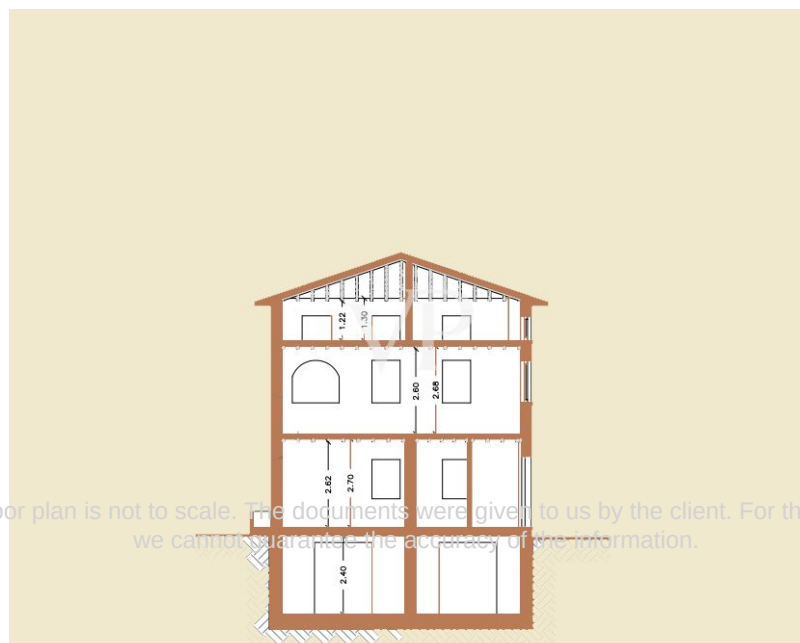
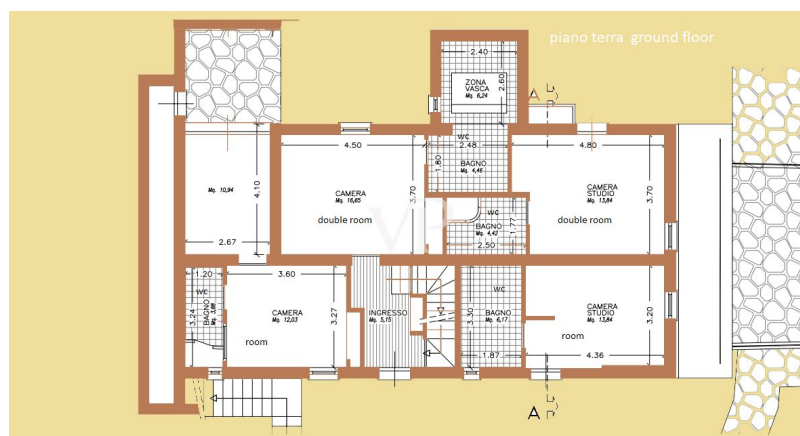
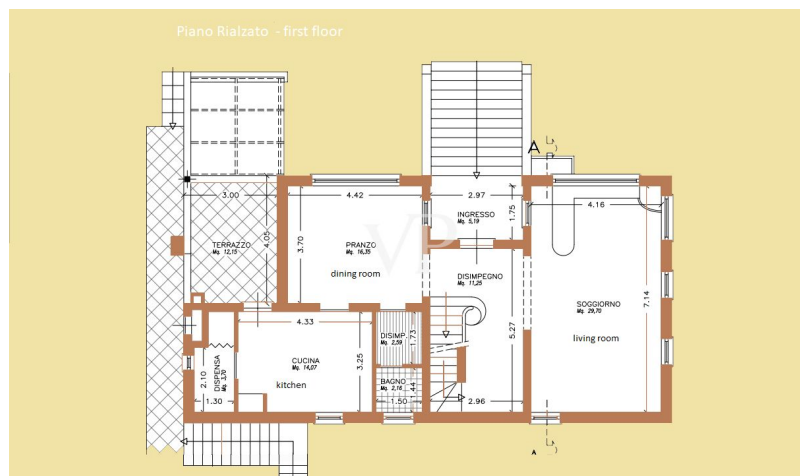
The property



Property ID: IT252941885 - 55041 Camaiore – Toscana

Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252941885 - 55041 Camaiore – Toscana

A first impression

From the international airport Galileo Galilei in Pisa take the freeway until the exit of Viareggio and continue to Camaiore, from here following a secondary asphalt road up the hill through woods and olive groves well cared for, until you reach after 45 minutes of travel, the prestigious residence surrounded by an olive grove of about 10,000 square meters. Passed the entrance gate and parked the car in the shade of ancient olive trees, a stone staircase connects us up to the entrance of the dwelling from which you can admire a panorama of unquestionable beauty and in the distance the sea. Not far from the dwelling, a stone pathway that crosses part of the olive grove takes us to the swimming pool, where it is possible to spend moments of absolute relaxation. The restoration work has managed to integrate well the finishes and furnishings, with the original typology of the house making it warm and welcoming. The building with total gross floor area of 360 square meters is spread over four levels: basement, mezzanine floor, first floor and attic. The basement, which can be reached by an external staircase descending from the garden level to the basement, or by the internal staircase departing from the ground floor, consists of a large cellar, two bathrooms, another cellar and heating room. These spaces currently house the painting studio of the owner of the house, but could be used to make a guest house. The ground floor used by guests consists of four rooms with access from the garden all with private bathrooms, special care has been taken in the finishes such as light resin floors, wooden French doors with double glass, original wooden interior doors. The first or mezzanine floor reached by internal service staircase, or via the external staircase, consists of large entrance hall, from which you reach the dining room communicating with the large kitchen also equipped with a wood oven, the service bathroom and the large living room with fireplace. The kitchen, dining room and living room are very bright thanks to the presence of large windows overlooking the surrounding landscape, transforming the large glazed openings into paintings depicting a hilly landscape of rare beauty. Also on this floor of the house, special attention was paid to the choice of finishes. The floor made of ivory-colored resin, the walls painted in lime of the same color, make the rooms elegant and cozy and highlight the beauty of the ceiling with beams, exposed wooden rafters and terracotta bricks. The staircase connecting with the attic floor, characterized by a curvilinear masonry parapet, has been widened near the first steps in order to create a wraparound masonry pedestal where a marble statue materializing the center of the house has been placed. The attic floor consists of two single rooms, bathroom, double room with bathroom, and also for this floor of the house the same materials and finishes were used as in the floors below, except for the light gray color with which the beams the rafters and the ceiling bricks were painted, which makes the spaces below even brighter. Dimensions

and details: The total gross area mt 360 Pool dimensions mt 4.30 x 11.50 Garden area sqm 10,000 Number of bedrooms 7 Number of bathrooms 9 Air conditioning system on the ground floor Gas heating system with boiler and radiators

Property ID: IT252941885 - 55041 Camaiore – Toscana

All about the location

Distance from Pisa airport km 42 Distance from Lucca km 28 Distance from Florence km 106

Property ID: IT252941885 - 55041 Camaiore – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Milan
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com