

Castagneto Carducci – Toscana

# Syrah Mansion -Spacious villa with garden and possible swimming pool

Property ID: IT252941989



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.180.000 EUR • LIVING SPACE: ca. 234 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 439 m<sup>2</sup>**

Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## At a glance

Property ID	IT252941989	Purchase Price	1.180.000 EUR
Living Space	ca. 234 m <sup>2</sup>	Commission	Subject to commission
Rooms	12	Total Space	ca. 273 m <sup>2</sup>
Bedrooms	5	Equipment	Terrace, Swimming pool
Bathrooms	5		
Year of construction	2025		

Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.08.2035	Final Energy Demand	25.00 kWh/m <sup>2</sup> a
Power Source	Air-to-water heat pump	Energy efficiency class	A

Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## The property



Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## The property



Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## The property



Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## The property



Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## A first impression

In the prestigious Via Bolgherese, a street that is the symbol of Italian wine excellence, we present Dimora Syrah, an extraordinary villa of over 230 square meters that embodies the essence of contemporary Tuscan luxury and maximum comfort, developed on a single above-ground floor with a beautiful attic. 5 bedrooms - 5 bathrooms. Living area: The large open-concept living space overlooks the garden facing all the way west to admire the sunset over the sea. It naturally joins the dining area and kitchen, adjacent a full bathroom and laundry room serving the common area. Sleeping area: The master bedroom is an oasis of tranquility overlooking the garden, complete with walk-in closet and private bathroom with fine finishes. Two other bedrooms, both generously sized, offer comfort and privacy, served by a second designer bathroom with walk-in shower. In the attic we find two rooms, each with a half bath, usable either as a study area or as children's or guest rooms. Accessory Spaces: A multifunctional utility area provides space for laundry and storage, while the integrated home automation system allows intelligent control of all systems. Exterior: The Mediterranean garden is a masterpiece of landscape design, where a private swimming pool can be built upon request. Private covered parking spaces. Technology and sustainability: - Energy class A4 - Integrated photovoltaic system - Latest generation home automation - Heat pump air conditioning - Rainwater recovery - Electric car charging station. Customizable finishes through the renowned company Berni, a leader in high-quality furniture in Tuscany. Timeline: Expected delivery: end of summer 2025

Property ID: IT252941989 - 57022 Castagneto Carducci – Toscana

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)