

## Villa for sale in Camaioire

### € 599.000

### Ref. 83014



**200 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

Capezzano Pianore, centrally located in the Versilia countryside just minutes from the renowned beaches of the Tuscan coast, is a majestic newly built villa ready to be customized. Spread over three levels, it features a double entrance, a unique feature that allows it to be used either as a single unit or as two wonderful apartments. The villa has been thoughtfully designed down to the smallest detail and offers comfort, views of the picturesque Camaioire hills, and a sense of absolute tranquility. On the ground floor, a large entrance leads to a bright living room, a space dedicated to tranquility and conversation, a functional eat-in kitchen that can be connected to the living room or not, a bathroom, and a utility room. The first floor has currently been designed as a sleeping area. There are three bedrooms, including a large double bedroom that could ideally become a seamless combination of the kitchen and living room, creating not only a second apartment but a comfortable and functional space for hosting guests. This room leads to the second entrance to the home, a large terrace featuring an imposing marble staircase that adds character and liveliness to the entire structure. The first floor also features two bathrooms. The property also boasts a large basement, left unfinished to allow for optimal use. Its generous size lends itself to an additional relaxation or recreation area, a valuable additional space that can be transformed to suit your taste. Completing the property's exterior spaces is a charming garden with two large terraces, one of which features a wood-burning oven and garage. A magical place to spend pleasant summer evenings and beyond.

"Our mission is to offer a personalized, quality experience for each client, accompanying them through all phases of the

real estate transaction.

We have in-depth knowledge of the region and are committed to understanding the unique needs of those who turn to us, working with transparency and passion to build lasting relationships of trust.

We aim to constantly improve our services to be a reliable and competent local reference point.

## Certification

**Energy Class:** G

**EPglnr:** 135.00 kwh/□

## Features

Code: 83014

Reason: Sale

Categoria: Villa

Zip Code: 55041

Municipality: Camaiore

Total Square Meters: 200 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 5

Parking: Uncovered Parking









