

# Single House for sale in Camaione

## € 850.000

### Ref. 83192



**397 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 7**

In the heart of the charming medieval village of Metato, just minutes from Camaione, we offer for sale a splendid, one-of-a-kind villa, divided into two independent units. This rustic, elegant residence perfectly blends the charm of Tuscan tradition with modern comforts and breathtaking panoramic views stretching from the hills to the sea.

The spacious main house is spread over three levels: the ground floor features a spacious living room with a fireplace, dining area, and open-plan kitchen, a relaxation area, a pantry, and a storage room; the first floor comprises a master bedroom with a private living area, a study/walk-in closet, two built-in bathrooms, one with a shower and one with a bathtub, and an additional storage room; the second attic floor comprises a large open space with exposed beams and a second bedroom.

Outside, a private courtyard features a charming panoramic terrace with a relaxation area overlooking the Tuscan landscape, ideal for al fresco lunches or sunset aperitifs.

Descending, you enter a private garden with a pergola, a wood-burning oven, and a terrace with a sea-view pool. A rare and precious space for truly relaxing moments immersed in nature.

Behind the main villa is a second stone property, currently used as a guesthouse. It is spread over three levels and features two entrances. The ground floor features a wellness area with a relaxation/spa area, a built-in bathroom with a hydromassage shower, and a storage room. The first floor features a charming open space with a kitchen, living room, and dining room. The second floor features two double bedrooms and a bathroom. The entire property boasts a panoramic terrace, perfect for breakfasts with a view or dinners under the stars.

Choosing this property means embracing a unique lifestyle, where the authentic charm of Tuscany blends with spectacular views of the sea and surrounding hills. Every corner of the house tells a story, thanks to the meticulous details and architectural style that fully reflects Tuscan tradition. Whether you're looking for a primary residence, a vacation home, or a secure investment, this property perfectly suits your needs. The spacious outdoor spaces, including a garden, pool, and livable terraces, offer the perfect balance between relaxation and conviviality. Furthermore, the presence of an existing hospitality business represents an attractive income opportunity, ready for immediate valorization. Let yourself be captivated by the timeless charm of Tuscany: this property is more than just a home, it's an experience to be enjoyed every day!

"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:** D

**EPgInr:** 426.07 kwh/□

## Features

Code: 83192

Reason: Sale

Categoria: Single House

Zip Code: 55041

Municipality: Camaiore

Total Square Meters: 397 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 7

## Nearby

Public Transport

















