



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Camaiore (LU) Via della Colombaia 1

### Villa for Sale with pool, Camaiore

In the hills of Pietrasanta, just 10 minutes from the historic center, stands a majestic villa with a pool, surrounded by lush vegetation. The residence, designed in a contemporary style, spans three above-ground levels, covering a total of 250 square meters, surrounded by a vast plot of 2,500 square meters. It comprises the main floor, a guesthouse, and an impressive sun terrace. Equipped with the latest technology, it offers exceptional comfort year-round. Through the main entrance, you enter a bright, open-plan living room overlooking the pool, with a panoramic view stretching to the sea. Adjacent is a spacious dining room that can accommodate up to 10 diners. The sleeping area, also on the ground floor, includes three double bedrooms, each with its own bathroom. Downstairs, there is an independent apartment with a dining area, living room, double bedroom, and bathroom with shower, ideal for guests or service personnel. Finally, a magnificent 120-square-meter sun terrace offers breathtaking views, while a comfortable SPA area completes the luxury and relaxation experience.

#### INFORMATION

Ref.	Toscana 098
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	D 98.21

#### NUMBER

Rooms	6
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	250
Garden	3000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent



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Blind Oscurante Pvc

Floors Living Room Ceramic

Floors Bedrooms Ceramic

Floors Kitchen Ceramic

Floors Bathroom Ceramic

## ACCESSORIES

Antitheft

Air conditioning

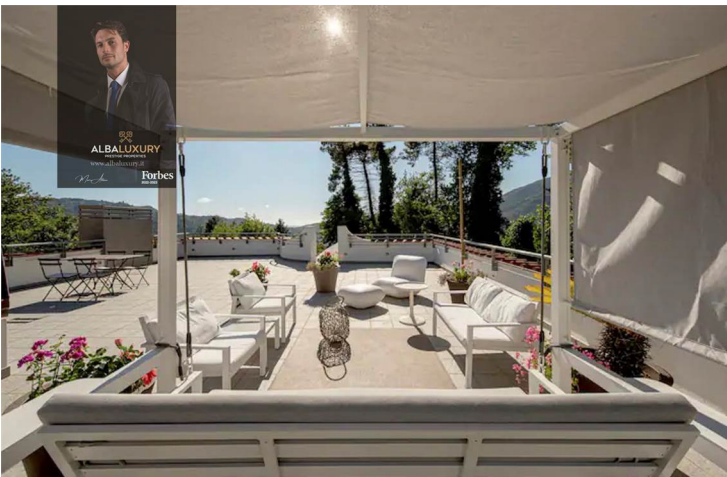
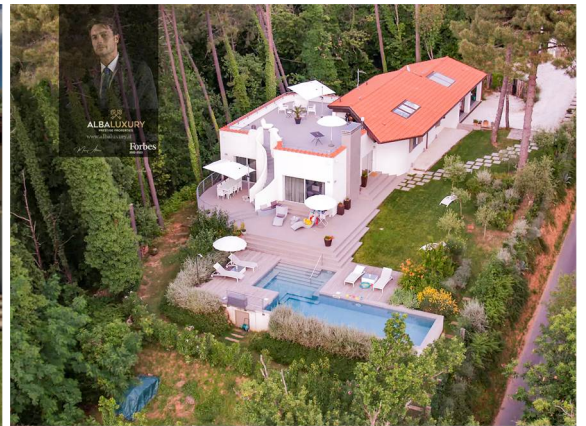
Double glazing

Swimming pool

Data network

Storage room

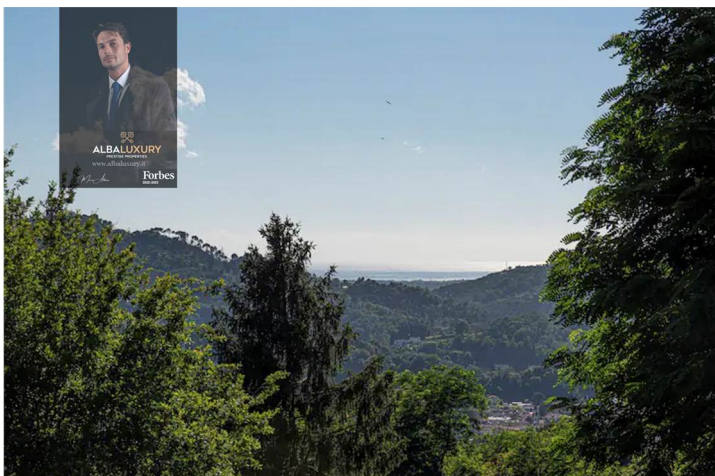
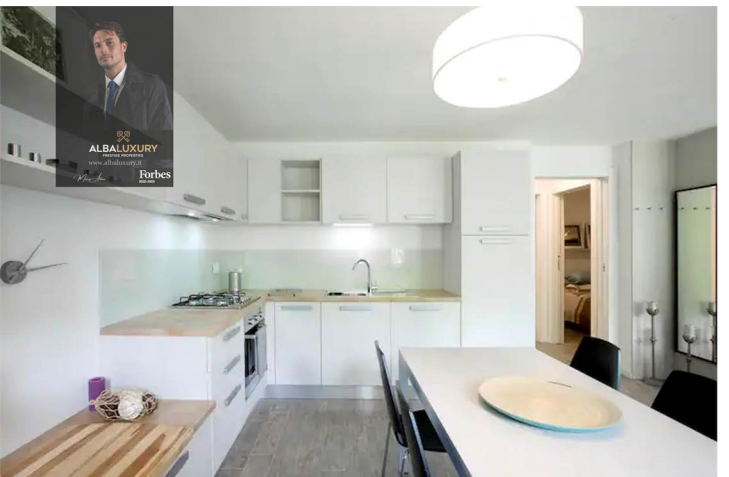
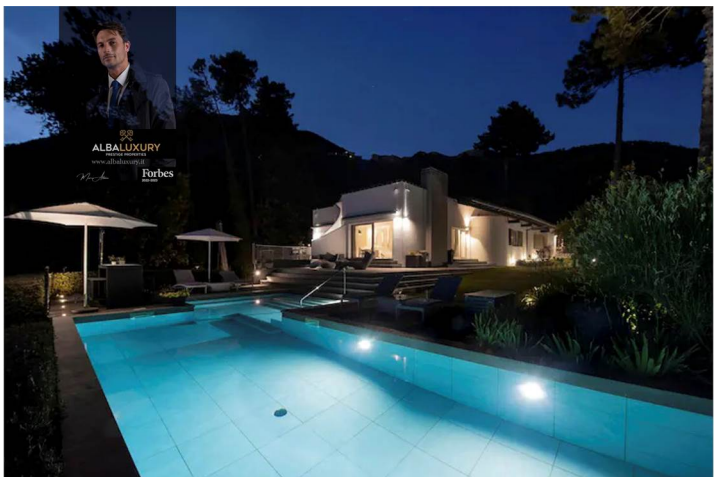
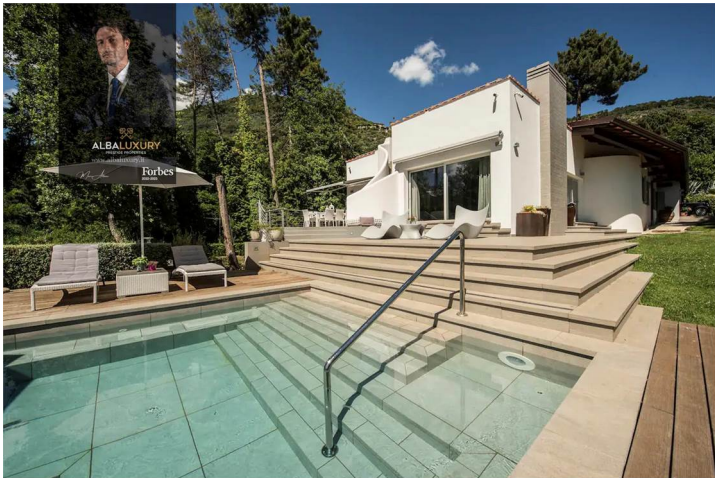
## IMAGES







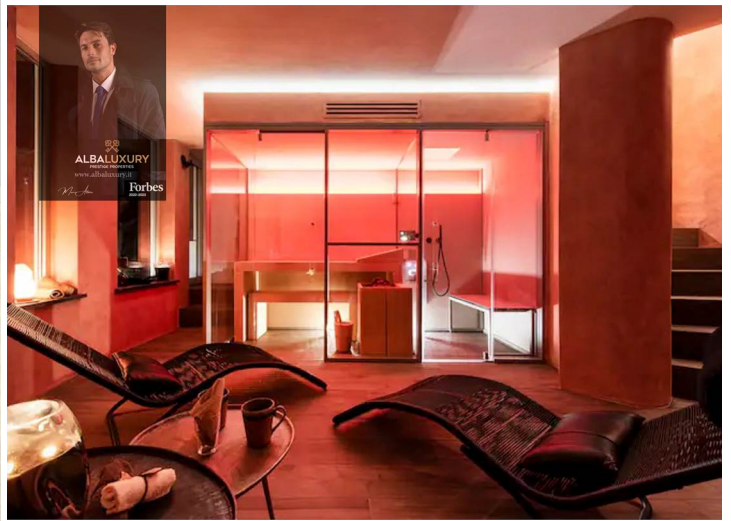
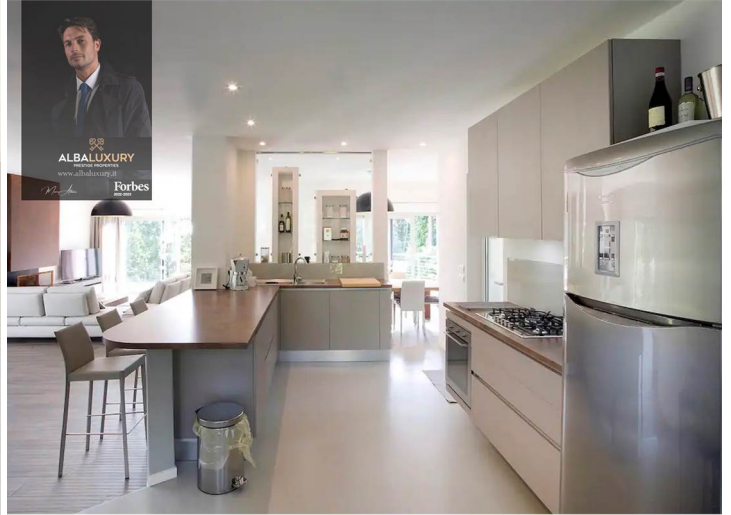
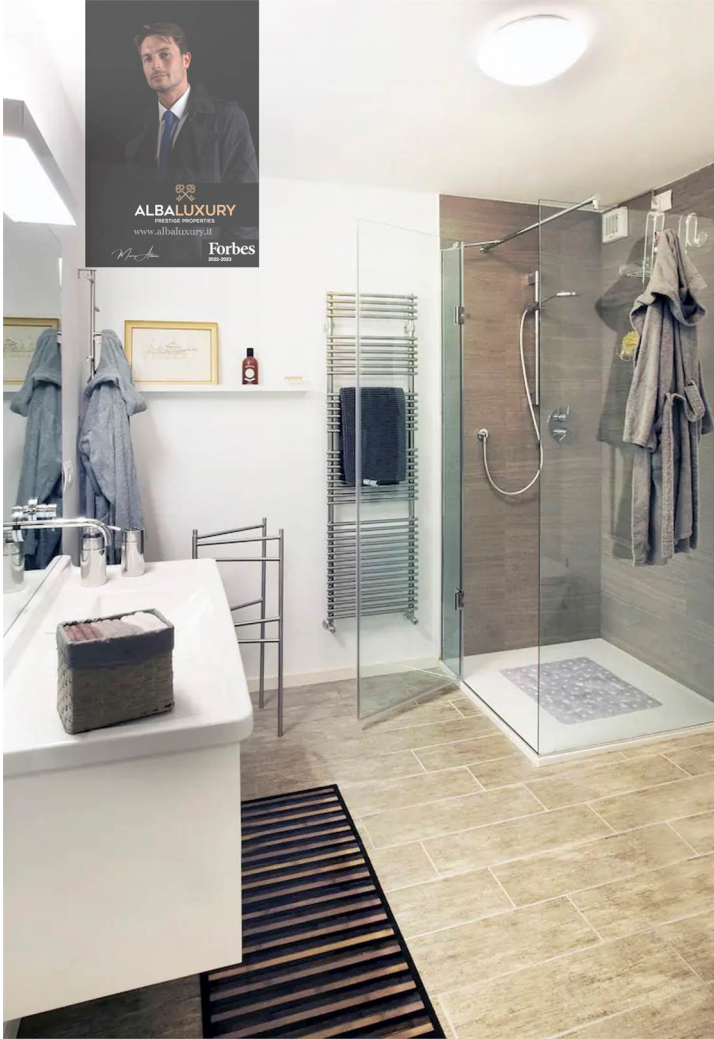
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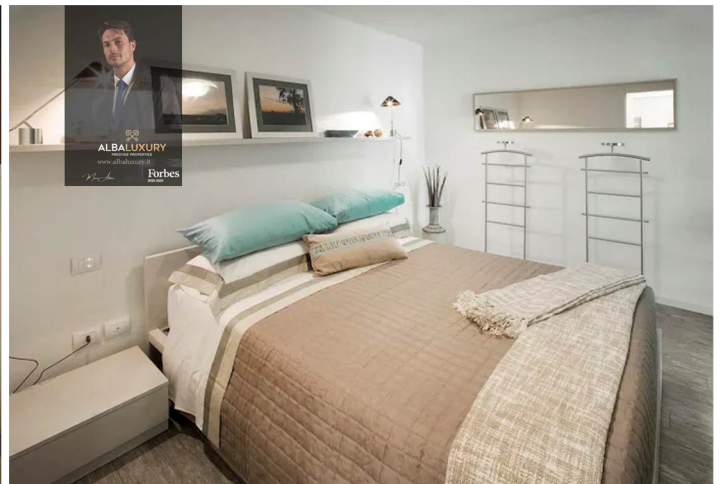
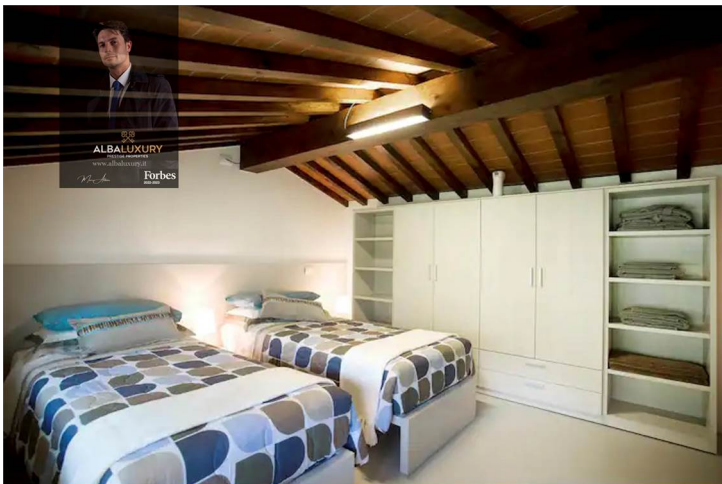
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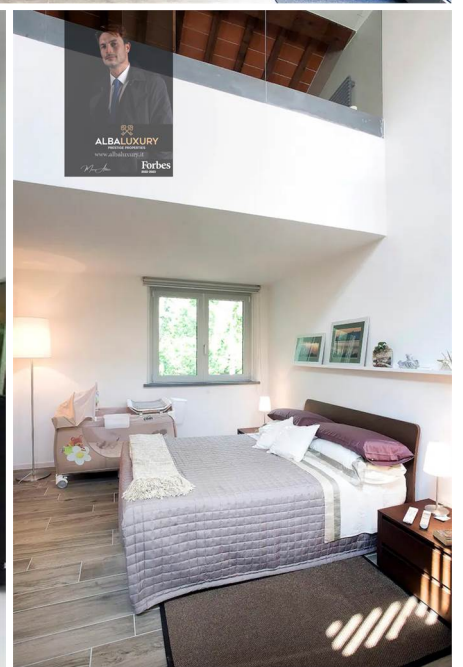
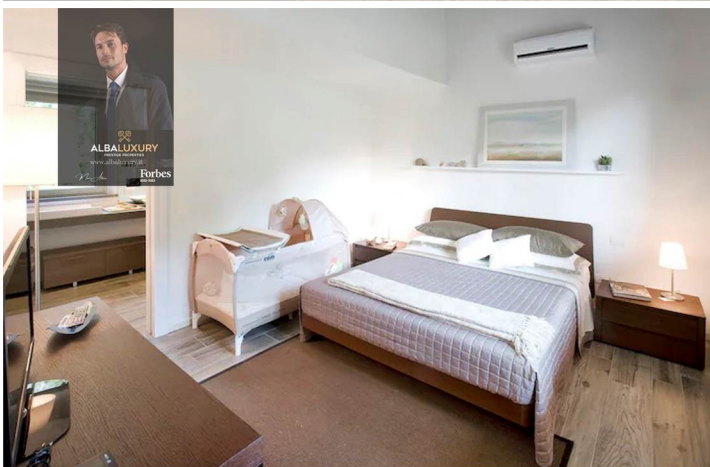
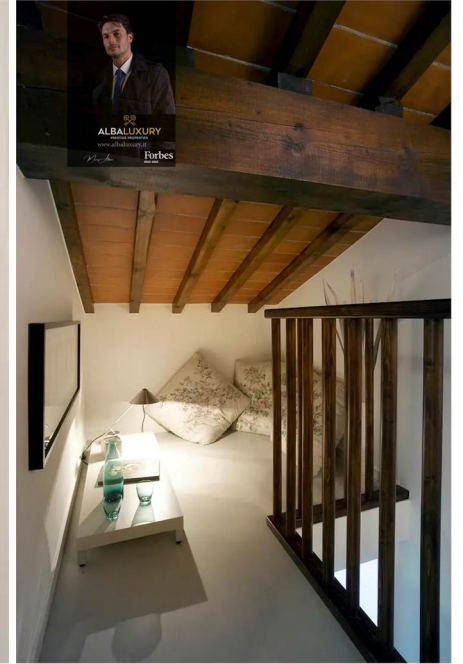
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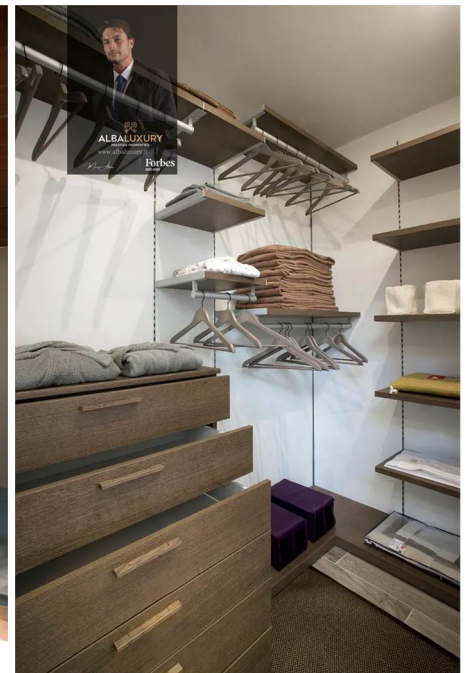
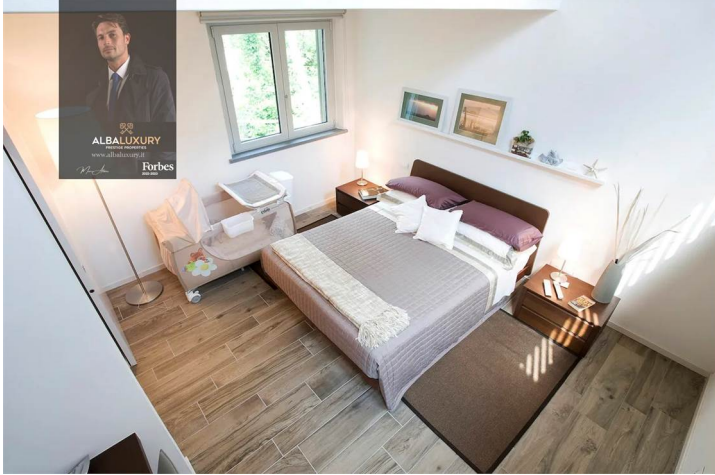
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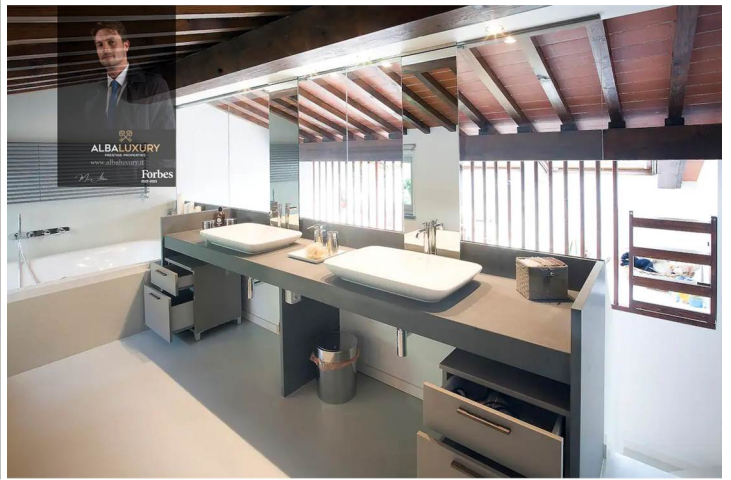


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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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