



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 Castagneto Carducci (LI) Via campo renaio di sopra 2

Charming complex a few km from Livorno

A few kilometres from Livorno, more precisely in the renowned Bolgheri, we offer for sale this charming relais. Situated only five kilometres from the sea of the Etruscan coast and in the silence of the Tuscan countryside, this luxurious complex of about 1050 sqm with large garden is spread over a property of about 2.5 hectares and is enriched by two elegant swimming pools with solarium area.

Part of the property contains an olive grove while the rest of the garden offers a wide variety of plants and trees. The property consists of 13 flats, some of which are lofts and essentially consist of a fully equipped kitchen, living room, and two sober and elegant double bedrooms, each with a private bathroom.

This complex near the sea offers independent accommodation in flats equipped with every comfort and immersed in the Tuscan countryside.

Also enhancing the structure is a prestigious wine cellar with an adjoining vinegar cellar.

Little Bolgheri, inhabited by just over 100 inhabitants, is one of the trendiest and chicest destinations in Tuscany. It is a small village in the province of Livorno, in the municipality of Castagneto Carducci, located at the end of a scenic tree-lined avenue, and is known everywhere for its red wines produced in the area. Big names such as Sassicaia, Ornellaia, Masseto and Guado al Tasso are indeed recurrent among wine enthusiasts and sommeliers, but perhaps not everyone knows that it is precisely here that they are all produced. To tell the truth, such a concentration of world-class labels in such a limited territory is more unique than rare, but this is another reason why people visit Bolgheri. But even if you are not particularly fond of wine, Bolgheri will certainly have something to show you: whether it is the narrow streets of the historic village, or the castle, or the beauty of its surroundings, you will certainly return home satisfied. Finally, remember that Bolgheri, although it cannot be defined as a coastal resort, is nevertheless close to the sea, which is only 10-15 minutes away. You can therefore choose it as a base where to sleep, in order to enjoy this typical Tuscan village to the fullest, and travel by car during the day to reach the beaches of the Costa degli Etruschi: on the other hand, Marina di Bibbona and Marina di Castagneto Carducci are no more than 20 minutes away by car.

INFORMATION

Ref.	Toscana 108
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1930
Energetic Class	D 87.42

NUMBER

Rooms	18
Bedrooms	12
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	500
Garden	10000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Furniture	Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	LPG Heating	Hot Water	Independent
Cooling	Fan Coil	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic		

ACCESSORIES

Air conditioning

Satellite system

Separate entrance

Swimming pool

IMAGES



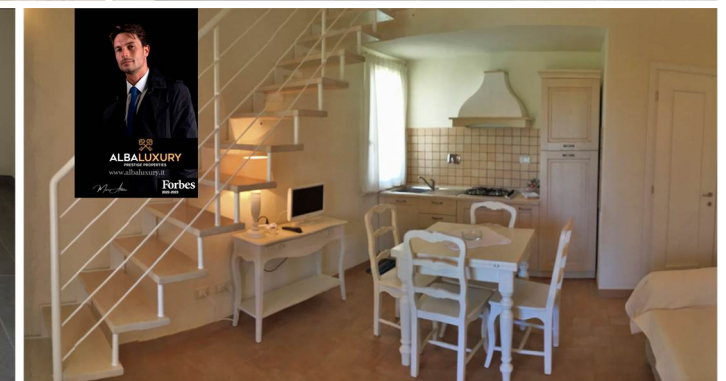
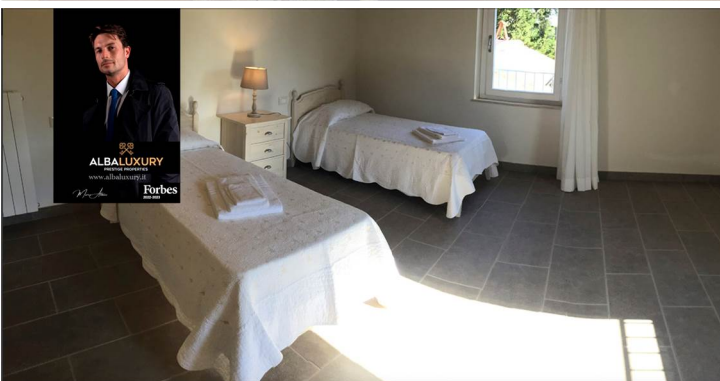


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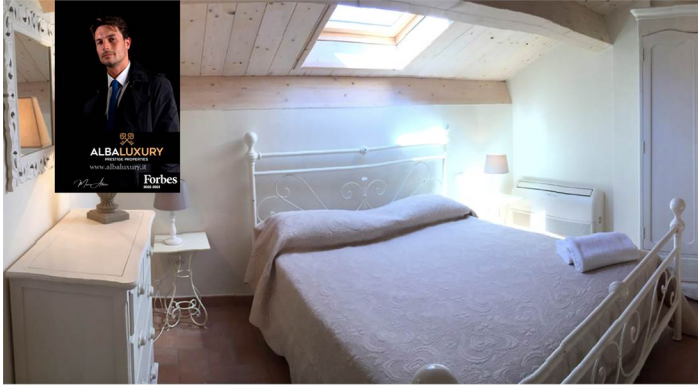


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