



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 del cafaggiolo 65

Charming farmhouse with sea view in Versilia

The restoration of an old farmhouse gave birth to this beautiful, contemporary-style structure, just a few minutes from the gentle sea breeze of the Tuscan coast, on a hill overlooking Camaiore, in the province of Versilia. Centuries-old trees and olive groves mark the path to the guesthouse, where aromatic and ornamental plants bring guests into a state of tranquillity. The property's hillside location offers an enchanting view, gently drawing all eyes back to the sea. A large panoramic terrace, set amidst olive trees, lavender, flowering rosemary and sage, is the ideal place to enjoy this splendid view. It captivates the mind, spirit and body in every season. Under the pergolas of wisteria are elegant vintage wrought-iron furnishings, where you can have breakfast or read a good book

Crossing the threshold of the farmhouse, you are greeted by an intimate and warm ambience full of charm and elegance. The atmosphere of a country house is enhanced by the careful selection of furnishings that skilfully combine past and present. Locally made sculptures and an extensive art collection are set in a frame of charm and grace, creating a natural juxtaposition of time, texture and technique. There is a natural meeting of comfort and style, of land and sea, of luxury and ease.

The atmosphere of the structure is that of a warm country house. Its three floors house several interesting rooms and suites, furnished with sophisticated taste and unique pieces that add much character to the space. Interesting exhibits, ranging from the Art Deco style of the 1920s to the vintage design of the 1940s, 1950s and 1970s, create an elegant and harmonious atmosphere in which peace and privacy reign.

Each floor has a cosy living room and a serene terrace, areas where one can take advantage of the peace and tranquillity that permeates the property.

Situated in the beloved Tuscan coastal province of Versilia, the property's incomparable location allows for a variety of day trips.

The Tuscan coast is renowned for fantastic restaurants, great art and pristine beaches. Pietrasanta, Forte dei Marmi and Viareggio are some of the most popular towns. Lord Byron once lived on the coast of Lerici, and further up the coast around the Cinque Terre one can find beautiful, verdant hikes and other nature activities. Just beyond the Cinque Terre is one of Italy's golden coastlines: Portofino, Santa Margherita Ligure and the little gem of San Fruttuoso.

The Apuan Alps surround the farmhouse, rising from the Versilia plain to a height of 2000 metres. Don't miss the marble quarries of Carrara.

Returning towards Tuscany, only half an hour away is the beautiful walled city of Lucca, Puccini's birthplace and the city where he wrote most of his arias. In July and August, Torre del Lago celebrates Puccini with an Opera Festival at the bee



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INFORMATION

Ref.	Toscana 025
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1700
Energetic Class	E 87.45 kWh/m ² a

NUMBER

Rooms	18
Bedrooms	12
Bathrooms	15
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	780
Garden	6000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Living room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	Natural Gas Heating	Hot Water	Independent with Panels	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Floors Living Room	Tile
Floors Bedrooms	Parquet	Floors Kitchen	Tile	Floors Bathroom	Tile

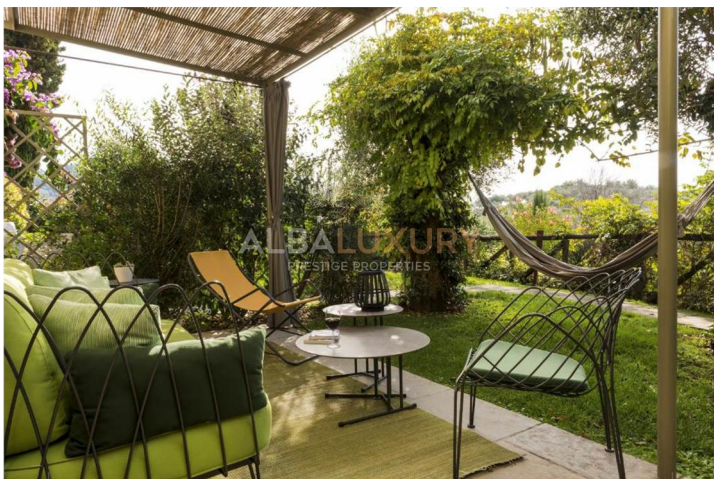
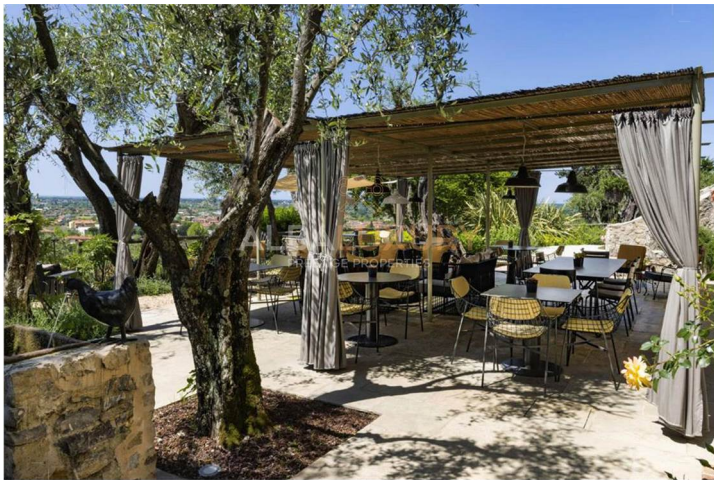
ACCESSORIES

Antitheft	Air conditioning	Fireplace	Separate entrance	Laundry room
Solar panels	Swimming pool			

IMAGES

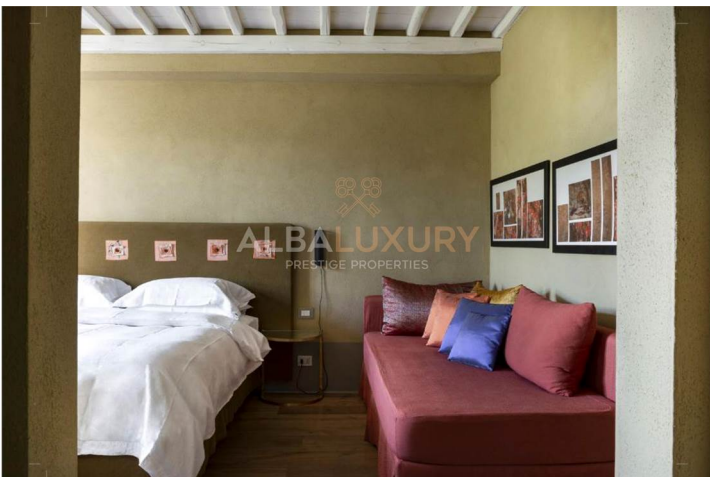
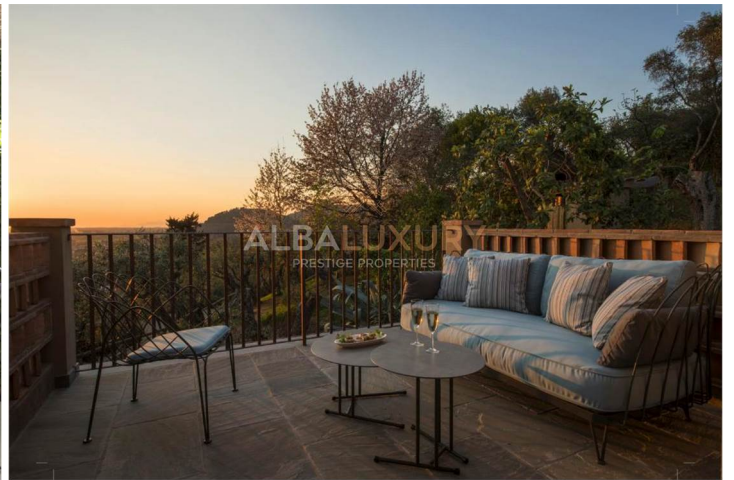
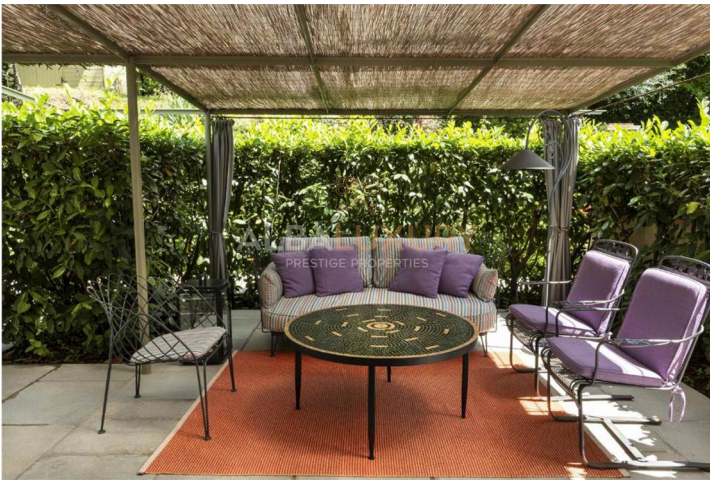


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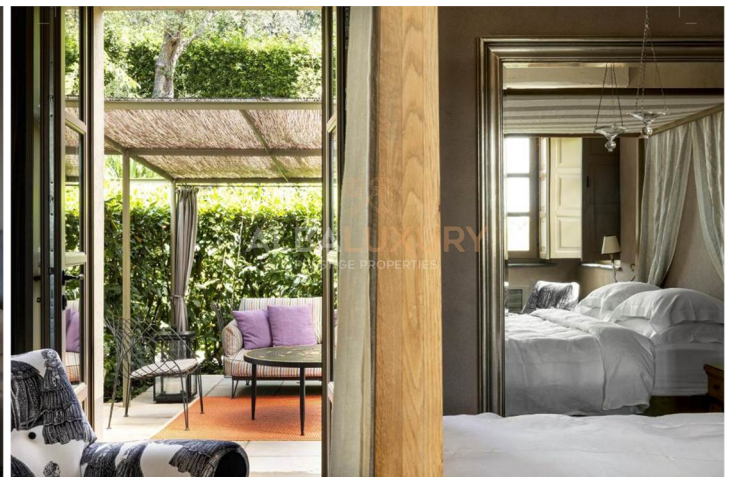
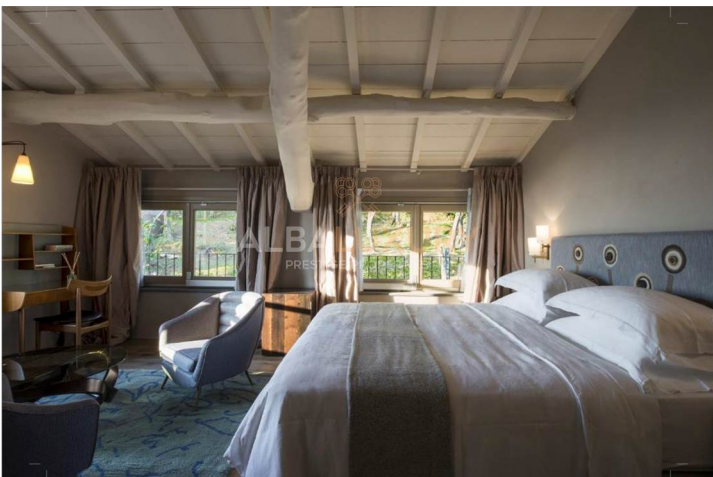
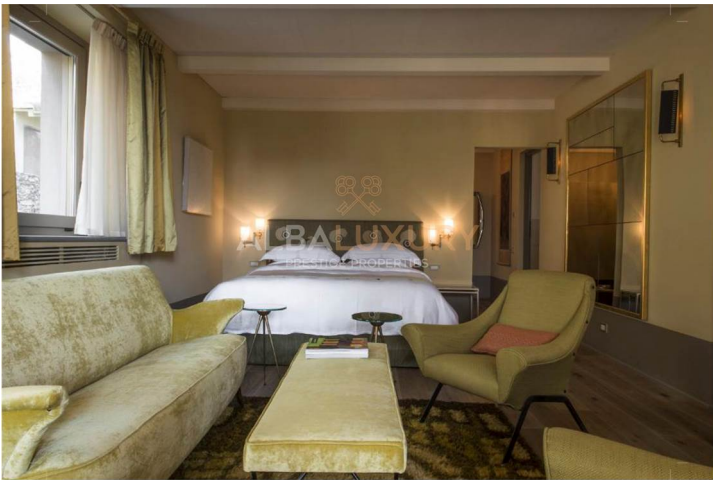


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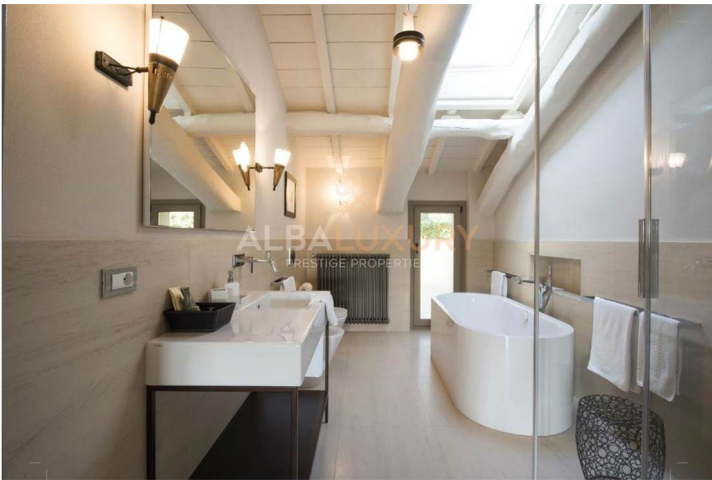


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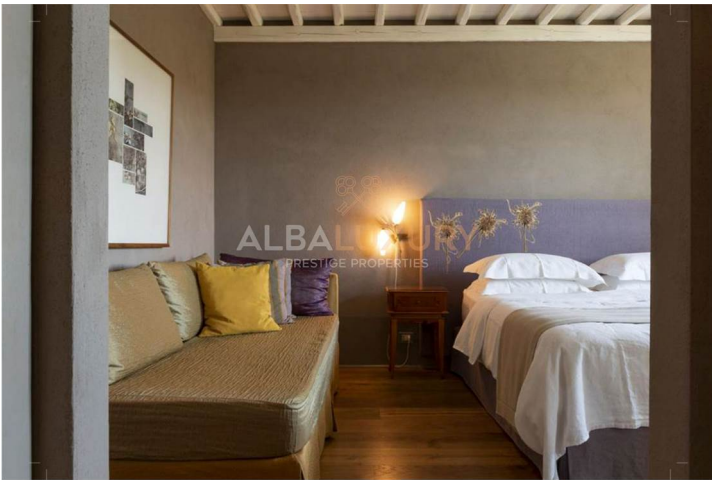


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