

## Independent house for Sale to Camaiore Area: Collina



**160 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

Exclusive Rustic-Contemporary Residence with Dependence on the Hills of Camaiore

Immersed in the quiet of the first hill of Camaiore, this splendid independent house represents a perfect combination of the authentic charm of the Tuscan rustic and the comfort of a modern and functional restyling.

An oasis of privacy and nature, where time seems to slow down, offering an atmosphere of absolute relaxation and an enchanting view of the surrounding hilly landscapes.

A home with a unique character

The main property, completely renovated, is spread over two levels, with large and bright spaces, designed to live the house in perfect harmony with the surrounding environment.

On the ground floor, the heart of the house is the welcoming and refined built-in kitchen, with a French window that leads directly to a delightful outdoor dining area. The living area is characterized by a dining room with access to a large panoramic patio, ideal for enjoying outdoor breakfasts or dinners under the stars, and a living room with a corner fireplace, perfect for moments of conviviality. Also on this level we find a study/guest bedroom and a bathroom with shower and window.

A few steps up to the upper floor, where the hallway leads to the double bedroom and bathroom with shower and roof window. A third, large double bedroom with private bathroom has an independent entrance, ensuring additional privacy and comfort.

50 meters from the main property, the comfortable 40 m2 annex with a magnificent panoramic terrace, the annex is structured on two levels with a second kitchen/living room, a double bedroom with a panoramic view of the valley and two bathrooms.

Outdoor spaces and 5 hectares of private land

Ease of pool installation

The property extends over 5 hectares of land, partly wooded, with well-kept outdoor spaces designed for maximum relaxation:

- Large panoramic patio with breathtaking views
- Outdoor barbecue and dining area
- Outdoor shower and equipped solarium
- Two external cellars

A private driveway with automatic gate and a large parking lot complete this exclusive home, perfect for those seeking tranquility without giving up the convenience of being just a few minutes from the town center.

The location: Camaiore, the authentic heart of Tuscany

Situated in a privileged position, the house offers easy access to the beauties of Versilia and the Tuscan hinterland. Camaiore, with its historic center rich in tradition and culture, is one of the most authentic gems of Tuscany. Here you can breathe an atmosphere of times gone by among medieval villages, artisan workshops and typical restaurants where you can taste real Tuscan cuisine.

In a few minutes you can reach:

- The golden beaches of Viareggio and Forte dei Marmi
- The historic art city of Lucca
- Pisa and its international airport (less than 40 minutes away)
- Florence, with its immense artistic heritage (about an hour away)

A house for true lovers of Tuscany

This property is perfect for those who want an exclusive retreat surrounded by nature, but also for those who dream of investing in a charming property in one of the most sought-after areas of Italy. A rare opportunity for those seeking beauty, comfort and authenticity in a single home.

For more information or to book a visit, contact us now.

Ref. REA504

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Viareggio Garibaldi Street, 170

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> REA504	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Camaiore
<b>Area:</b> Collina	<b>Price:</b> € 900.000
<b>Total Square Meters:</b> 160 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 3	<b>Rooms:</b> 6
: 23	: 2
: 2022	: Yes

## Features

Tv Antenna: Autonomous	Porch: 25 m <sup>2</sup>	Tv SAT: Autonomous
Closet	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Jacuzzi	Shower
Predisposition for Alarm	Safe-Deposit Box	Shutters
Shutters		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

















