Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129 - Fax

Indipendent house for Sale to Camaiore



525 square meters | Bathrooms: 4 | Bedrooms: 8 | Rooms: 17

Historic 19th-century villa with private park and panoramic views in Camaiore
Ref.REA527

Just a few hundred meters from the historic center of Camaiore, in a panoramic and privileged position on the first hills of Versilia, we offer for sale a charming historic villa dating back to the 19th century, surrounded by greenery and characterized by fascinating architectural and decorative elements.
The property enjoys a particularly interesting position: immersed in tranquility and privacy, but at the same time easily accessible and a short distance from the city centre and the main services, which can also be reached on foot.
The villa is enclosed by an ancient stone wall and has two entrances. The particularly striking pedestrian entrance is via an imposing grand staircase leading to the residence; a second driveway provides convenient access by car to the large, flat parking area next to the house.

A private park in the heart of TuscanyThe property is surrounded by approximately 2,700 square meters of land and garden, which envelop the villa, creating a private and evocative setting, perfectly integrated into the Tuscan hillside.
The greenery, the dominant position and the particularly favourable exposure give the property a pleasant brightness and suggestive panoramic views of the city of Camaiore and the surrounding landscape.

The authentic charm of a period residenceOne of the most distinctive elements of the villa is represented by the excellently preserved original interiors.

In many rooms, the high ceilings are embellished with period paintings, while elegant brick fireplaces, original architectural details, and historic finishes contribute to a refined and characterful atmosphere.
A residence that still retains the charm and elegance of the great Tuscan homes of the 19th century.
The property covers a total of approximately 525 square meters, distributed mainly between the mezzanine and first floors, and is composed of two adjacent and connected buildings: the main villa and a second wing, ideal for guests, staff, or for the creation of an independent unit.

The main villaOn the mezzanine floor is the important living area, consisting of three large reception rooms, characterised by elegant finishes and period details.
The level is completed by a kitchen, a study and a bathroom.
An elegant internal staircase, also embellished with original decorations, leads to the first floor, entirely dedicated to the sleeping area.
Here we find four spacious and bright double bedrooms and two large bathrooms, distributed along a wide central corridor.
The staircase continues up to the attic floor, currently in its unfinished state, which offers interesting opportunities for renovation and enhancement to create additional space for the property, compatible with current regulations.

An independent wing for guests or staffAt the rear of the villa there is a second building, connected to the main residence on the mezzanine floor.
This space includes a living area, a kitchen, and a charming room currently used as a bar and cellar for collectible wines and spirits, but it can also be easily adapted for other uses.
An independent staircase leads to the upper floor, where there are three further bedrooms and a bathroom.
Thanks to its configuration, this portion of the property represents a particularly versatile solution: it can be used as a guest house, staff accommodation, or as an independent space dedicated to guests and family.

Outdoor spaces and appurtenancesThe property also includes a large parking area, a garage, and several storage rooms and sheds, ideal for storing garden equipment and furniture.
A charming residence for those who want to experience the authenticity of Tuscany in a property steeped in history, surrounded by greenery and tranquility, without sacrificing the convenience of having the center of Camaiore and all the main services just minutes away.
A particularly interesting property both as a prestigious private residence, as a home intended for hospitality or for a development project in the luxury sector.

Ref. REA527

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

Certifications

Energy Class:
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Property details

Code: REA527	**Reason**: Sale
Type: Indipendent house	**Region**: Toscana
Province: Lucca	**Municipality**: Camaiore
Price: € 999.000	**Total Square Meters**: 525 square meters
Bedrooms: 8	**Bathrooms**: 4
Rooms: 17	: 25
: 4	: 1960
: Yes	: 10.000 meters
: Double	

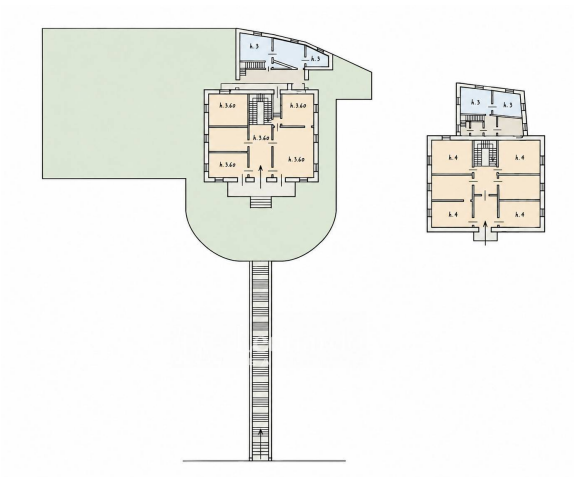
Features

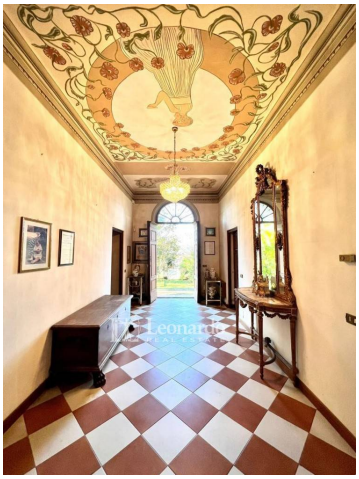
Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Fireplace
Parquet	Telephone System	Wiring: By Law
Shower	Wooden Window Frames	Shutters

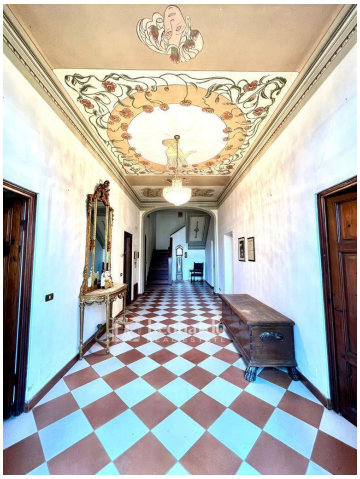
Nearby

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			













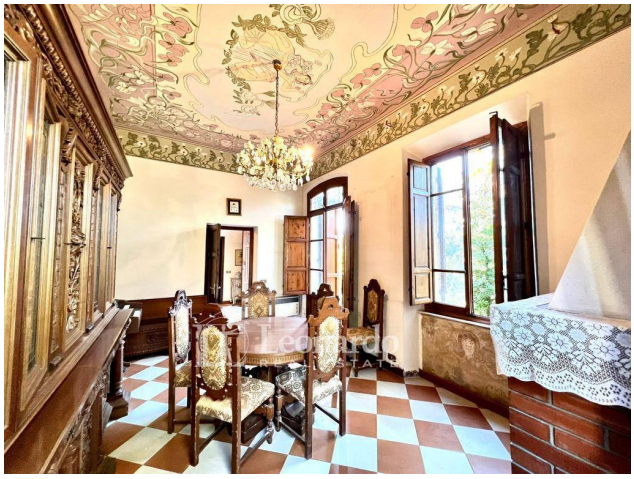




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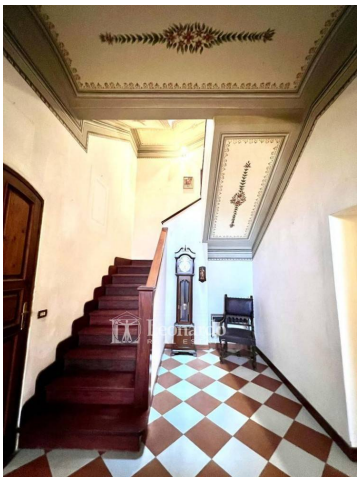


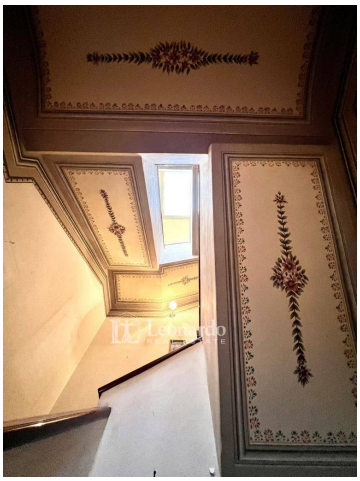




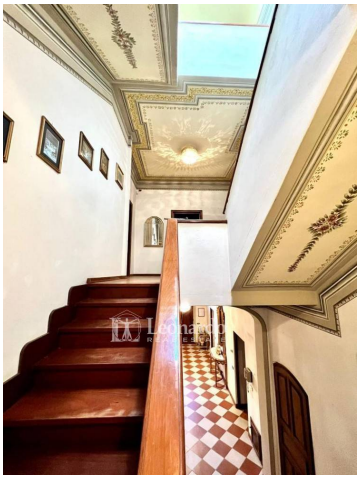


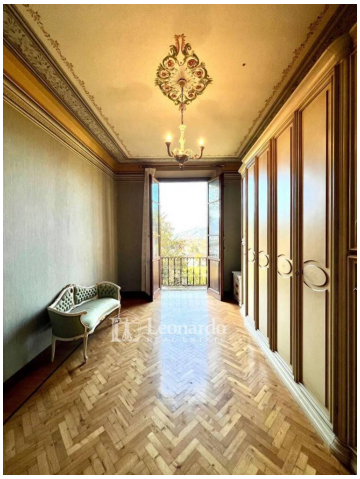
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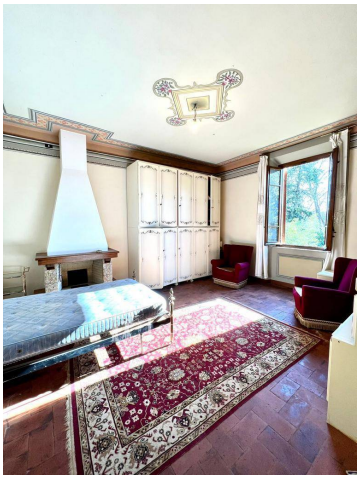








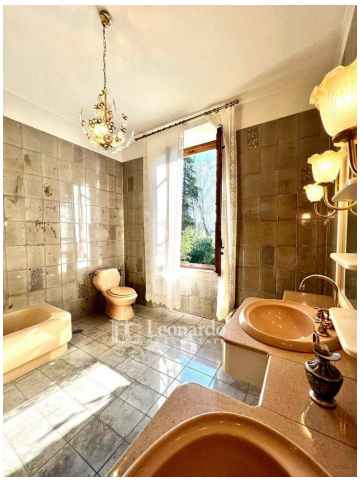


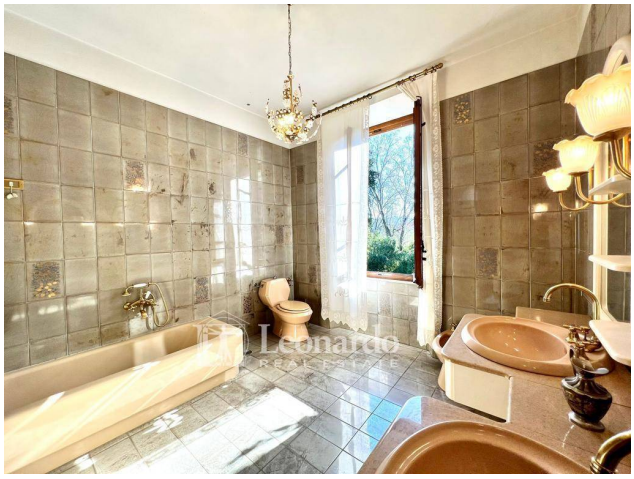


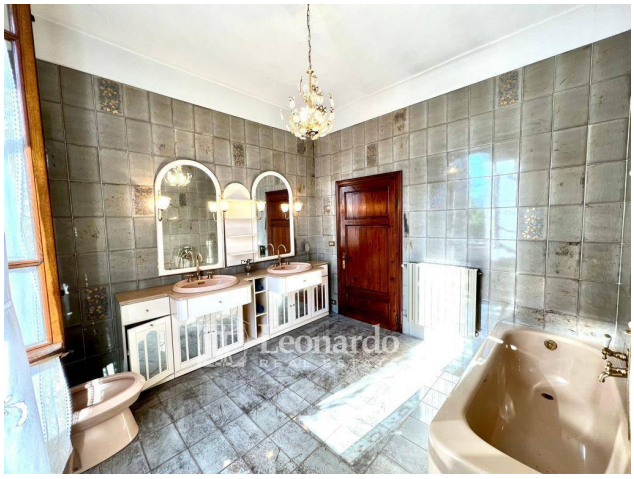


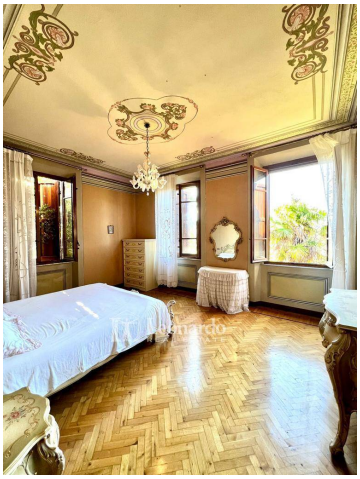
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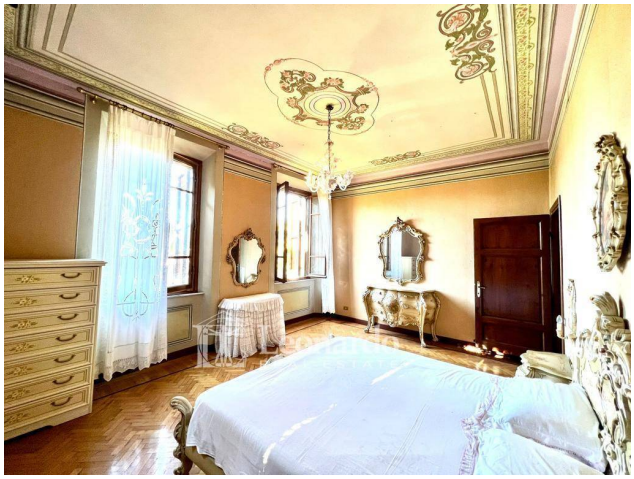


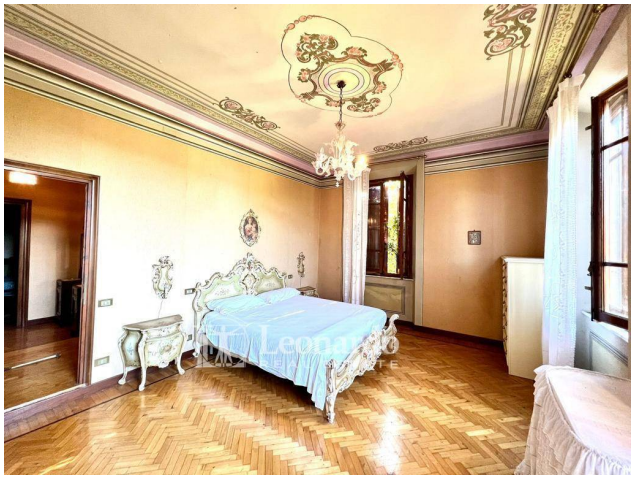












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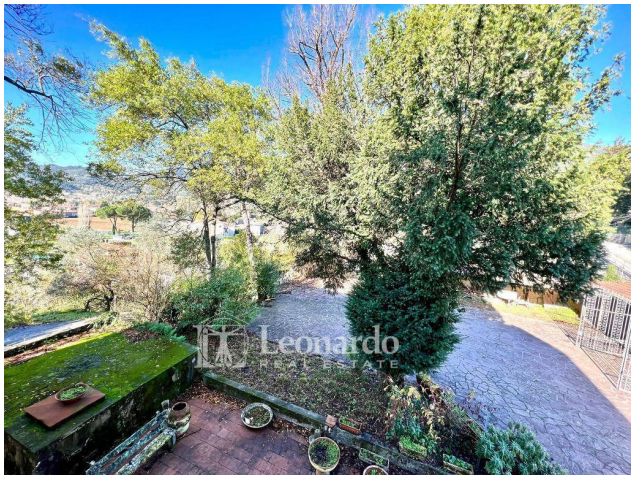
















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