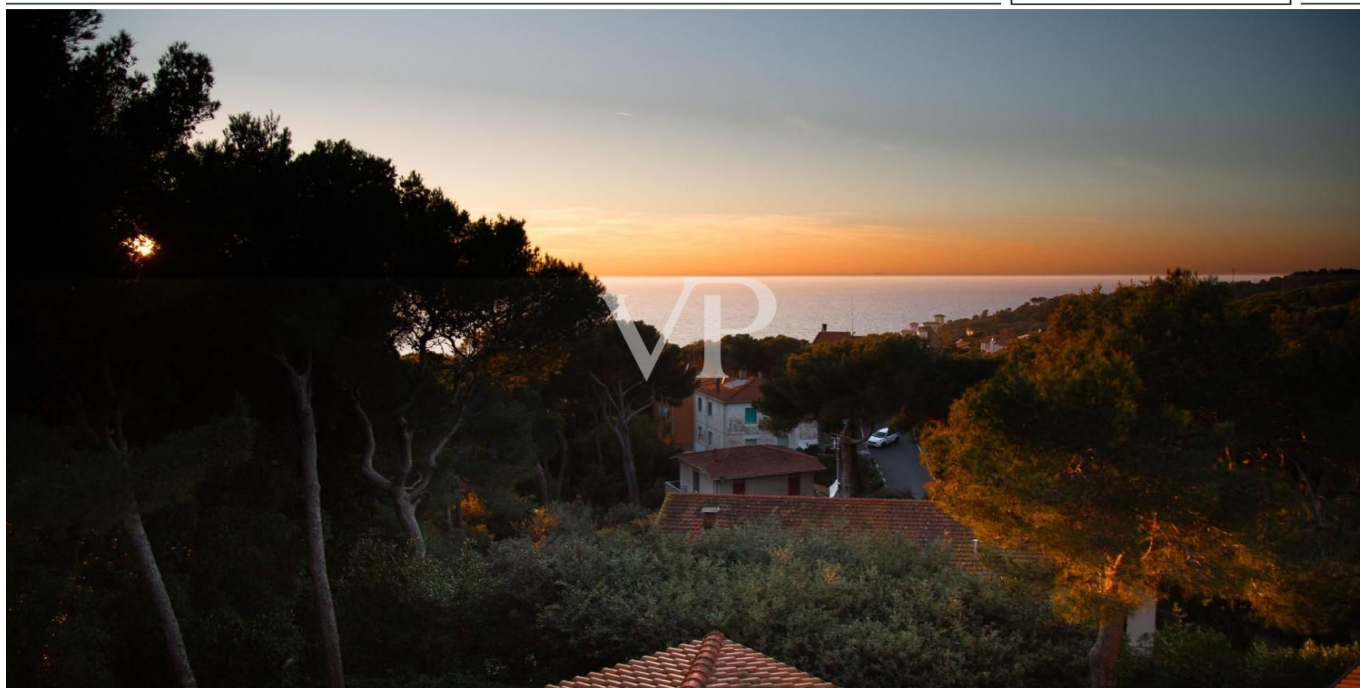


Castiglioncello – Toscana

## Exclusive Property consisting of two villas with sea view garden in Castiglioncello

Property ID: IT24IT1061



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 345 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 750 m<sup>2</sup>

Property ID: IT24IT1061 - 57016 Castiglioncello – Toscana

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Property ID: IT24IT1061 - 57016 Castiglioncello – Toscana

## At a glance

Property ID	IT24IT1061
Living Space	ca. 345 m²
Available from	According to the arrangement
Rooms	12
Bedrooms	5
Bathrooms	5
Year of construction	1997
Type of parking	3 x Other

Purchase Price	1.300.000 EUR
Commission	subject to commission
Total Space	ca. 345 m²
Usable Space	ca. 0 m²
Equipment	Terrace, Fireplace, Balcony

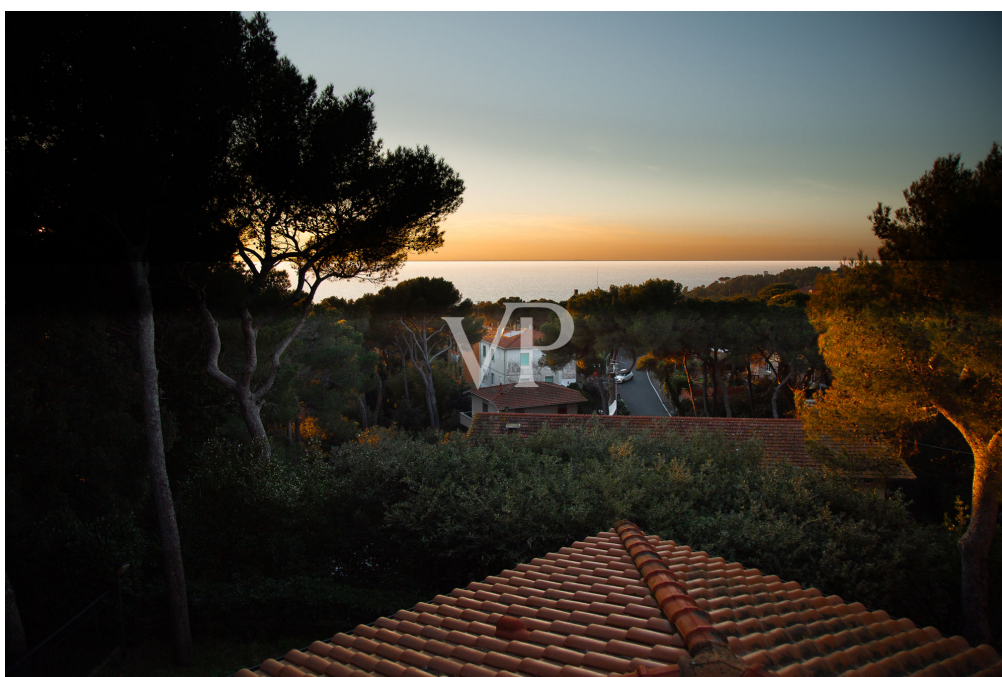
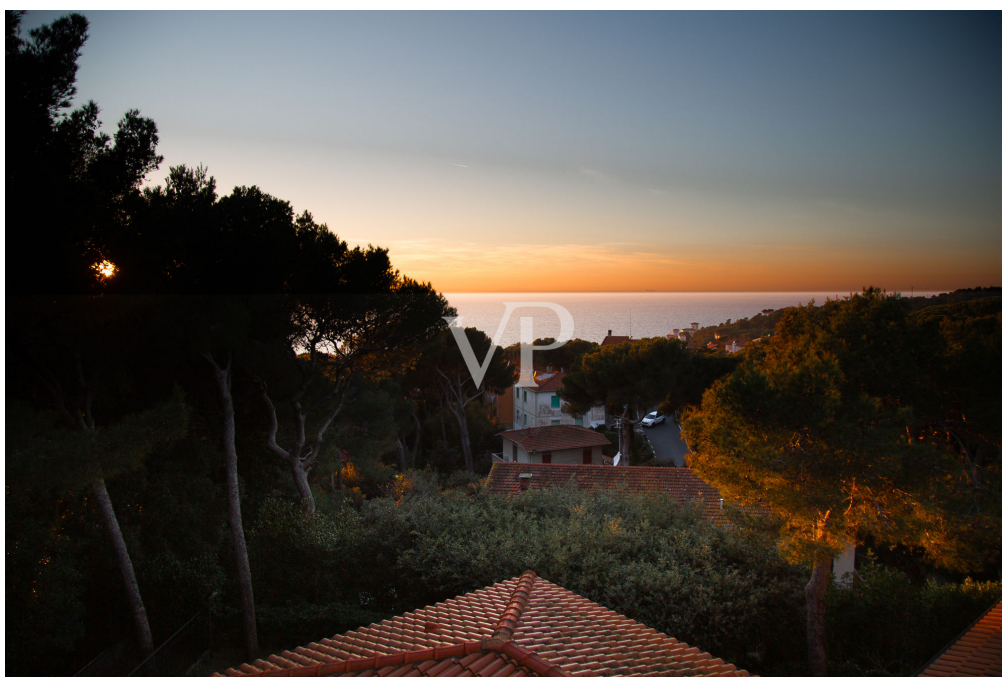
Property ID: IT24IT1061 - 57016 Castiglioncello – Toscana

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	GAS	Final Energy Demand	254.47 kWh/m²a
Energy certificate valid until	19.09.2023	Energy efficiency class	G
Power Source	Gas		

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## The property





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## A first impression

Discover the essence of a Tuscan sunset, where the golden tones of dusk dance among the ancient trees, outlining the contours of a dwelling that is just waiting to be called 'home'. Imagine your days immersed in the peace of this corner of paradise, where time seems to pause to give you moments of pure contemplation and well-being. We present this magnificent property, a true gem located in the prestigious residential area of Castiglioncello, offering not only a luxury lifestyle but also a unique connection to the natural beauty of the Tuscan coast. Designed with a vision of elegance and privacy, this residence is ideal for those seeking serenity without sacrificing the convenience of having the center and the sea at their fingertips. Strengths of the Property: Breathtaking Sea Views: Enjoy enchanting views of the crystal clear sea from your residence. Large windows and outdoor spaces are designed to capture the beauty of the seascape, offering striking scenery at all times of the day. Exclusive Garden: The property is surrounded by a lush, meticulously landscaped garden that offers a private oasis where you can relax, play or entertain outdoors, enjoying the tranquility and scents of nature. Tranquility and Privacy: Despite its proximity to the center and the beautiful beaches, which can also be reached on foot, the property guarantees a quiet and private environment, where time seems to slow down and daily life becomes an experience of pure relaxation. Double Dwelling with Direct Access: The two independent dwellings, connected through two large garages, offer flexibility to accommodate separate families, friends, or service personnel while maintaining privacy and comfort. Strategic Location: Located in Castiglioncello, this residence combines the elegance and tranquility of a prestigious residential area with the convenience of having walking access to the city center and its beautiful beaches, stores, restaurants, and cultural amenities. This property represents an unmissable opportunity for those who wish to embrace superior living, where beauty, comfort and nature come together in perfect harmony. The sea views, private garden and serene surroundings, combined with the convenience of easy access to local beauty, make this home an ideal place to realize the dream of an idyllic life in Tuscany. To find out more about this exceptional property or to arrange a viewing, contact us today. Be inspired by the opportunity to live in one of the most desirable locations, where every day is a treasured experience.



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## Details of amenities

The entire property has been very carefully maintained by the owners and is ready to be lived in immediately. The last renovations date back to 2017, all facilities are in excellent condition.

Electrified gate, 2 covered parking spaces and two garages with direct access to the houses.

Private garden on four sides of the property, with terraces and a size that also allows the construction of a swimming pool.

The main villa offers 3 bedrooms, with 3 bathrooms, ultra to large living area and eat-in kitchen, all designed in a bright and open style, ideal for enjoying life in such an attractive setting.

The second villa, on a single level above ground, always offers a large living area with fireplace and exit to the sea-view terrace in front, as well as 2 bedrooms with 2 full bathrooms.

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## All about the location

Castiglioncello, located on the Tuscan coast, is a town that boasts a number of unique attractions and a strategic location that makes it particularly desirable. Here is an overview of its strengths and distances to major places of interest: **Strengths** **Natural Beauty and Breathtaking Landscapes:** Castiglioncello is renowned for its enchanting coastal landscapes, rocky cliffs, beautiful beaches, and the crystal clear waters of the Tyrrhenian Sea. Castiglioncello's pine forest also offers shady paths for relaxing walks and cooler moments in the hot summer months. **Culture and Art:** This town has a rich cultural history, having been a focus for artists, writers and actors since the 19th century. It hosts several art galleries, cultural events, and a famous theater festival that attracts visitors from all over Italy. **Gastronomy:** Local cuisine is another of its strengths, with a variety of restaurants offering typical Tuscan dishes, fresh seafood specialties, and delicious wines from the region. **Tranquility and Quality of Life:** Despite its popularity as a tourist destination, Castiglioncello maintains a quiet and relaxed atmosphere, ideal for those seeking an escape from the hustle and bustle of the city. **Distances** **Pisa and Galileo Galilei Airport:** Castiglioncello is about 40 km from Pisa, easily reached by car in less than an hour. The international airport offers flights to many domestic and international destinations, making the resort easily accessible. **Florence:** The distance to Florence is about 120 km, a journey of about 1 hour and 30 minutes by car. Florence, the cradle of the Renaissance, is famous for its art, architecture and cultural heritage. **Livorno:** Only 20 km away, Livorno can be reached in about 30 minutes. This port city offers additional cultural and gastronomic attractions, as well as services and infrastructure. **Volterra and San Gimignano:** These two pearls of Tuscany, famous for their history and architectural beauty, can be reached in less than two hours, offering the opportunity to further explore the region's rich heritage. **Beaches and Coast:** Castiglioncello offers easy access to several beaches, some of which are within a few minutes' walk of the center. The variety ranges from rocky coves to wide, well-equipped sandy beaches. In conclusion, Castiglioncello is a location that offers a perfect balance of natural beauty, cultural richness, tranquility and accessibility, making it an ideal choice for both residents and visitors.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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