

Rosignano Marittimo - Toscana

# Luxury Villa For Sale Facing the Sea in Castiglioncello, Tuscany

Property ID: IT254151927



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

**PURCHASE PRICE: 3.450.000 EUR • LIVING SPACE: ca. 210 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 210 m<sup>2</sup>**

**Property ID: IT254151927 - 57016 Rosignano Marittimo - Toscana**

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## At a glance

|                        |                                  |
|------------------------|----------------------------------|
| <b>Property ID</b>     | <b>IT254151927</b>               |
| <b>Living Space</b>    | <b>ca. 210 m<sup>2</sup></b>     |
| <b>Rooms</b>           | <b>8</b>                         |
| <b>Bedrooms</b>        | <b>6</b>                         |
| <b>Bathrooms</b>       | <b>4</b>                         |
| <b>Type of parking</b> | <b>2 x Outdoor parking space</b> |

|                       |   |
|-----------------------|---|
| <b>Purchase Price</b> | <b>3.450.000 EUR</b>                            |
| <b>House</b>          | <b>Single-family house /<br/>Detached house</b> |
| <b>Commission</b>     | <b>Subject to commission</b>                    |
| <b>Total Space</b>    | <b>ca. 210 m<sup>2</sup></b>                    |
| <b>Equipment</b>      | <b>Terrace, Swimming pool</b>                   |

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## Energy Data

|                                |                   |                         |                                  |
|--------------------------------|-------------------|-------------------------|----------------------------------|
| Energy Source                  | <b>Gas</b>        | Energy Certificate      | <b>Energy demand certificate</b> |
| Energy certificate valid until | <b>27.07.2033</b> | Final Energy Demand     | <b>160.00 kWh/m<sup>2</sup>a</b> |
|                                |                   | Energy efficiency class | <b>G</b>                         |

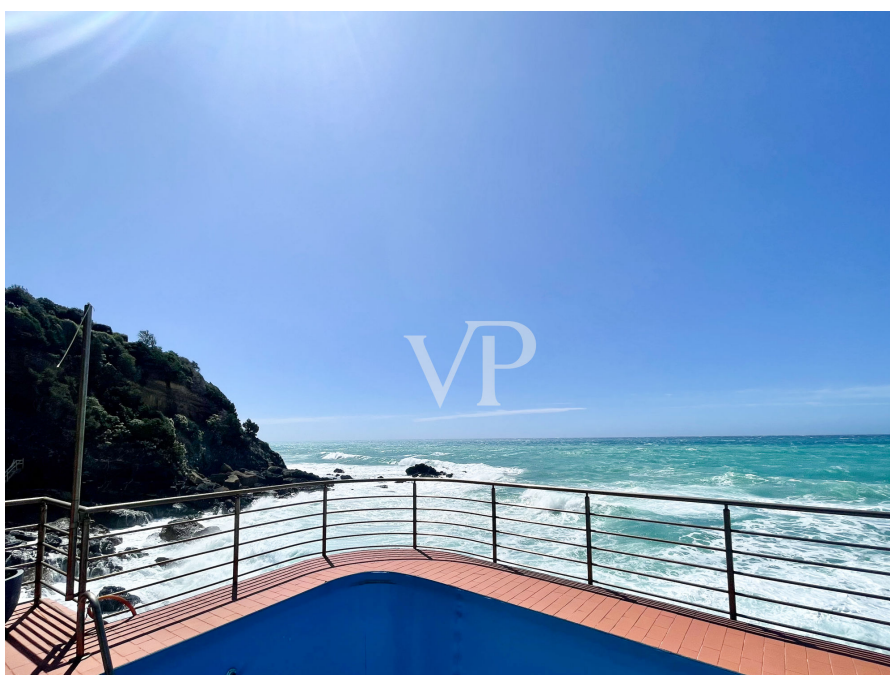
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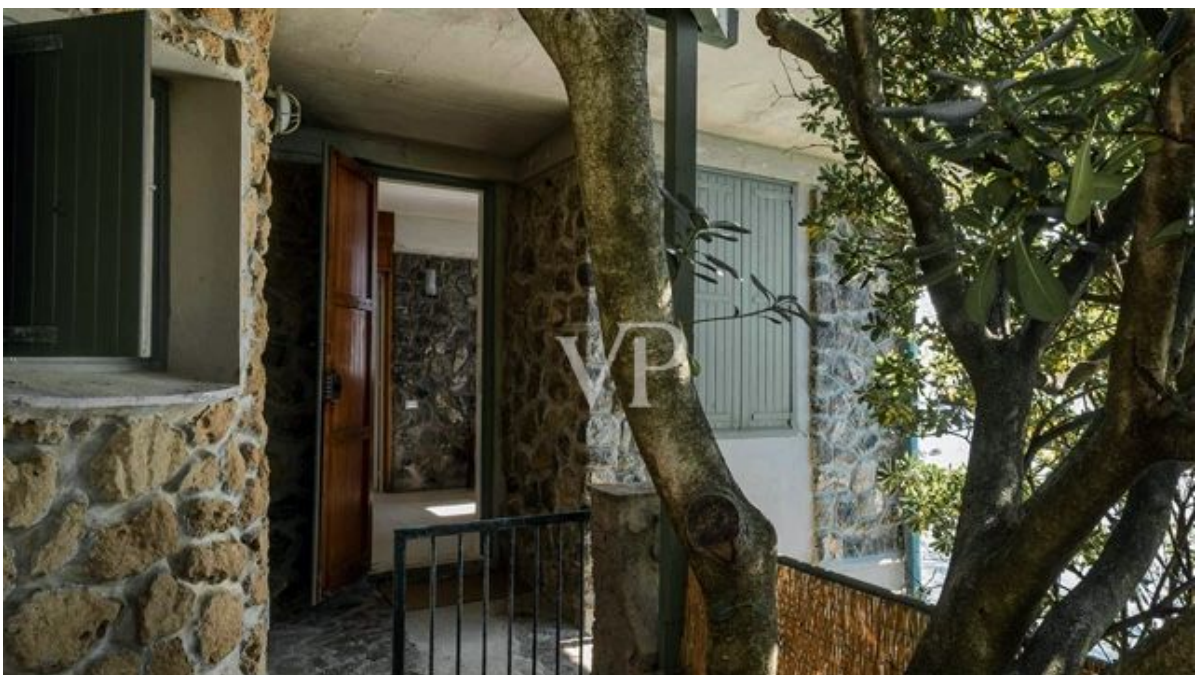
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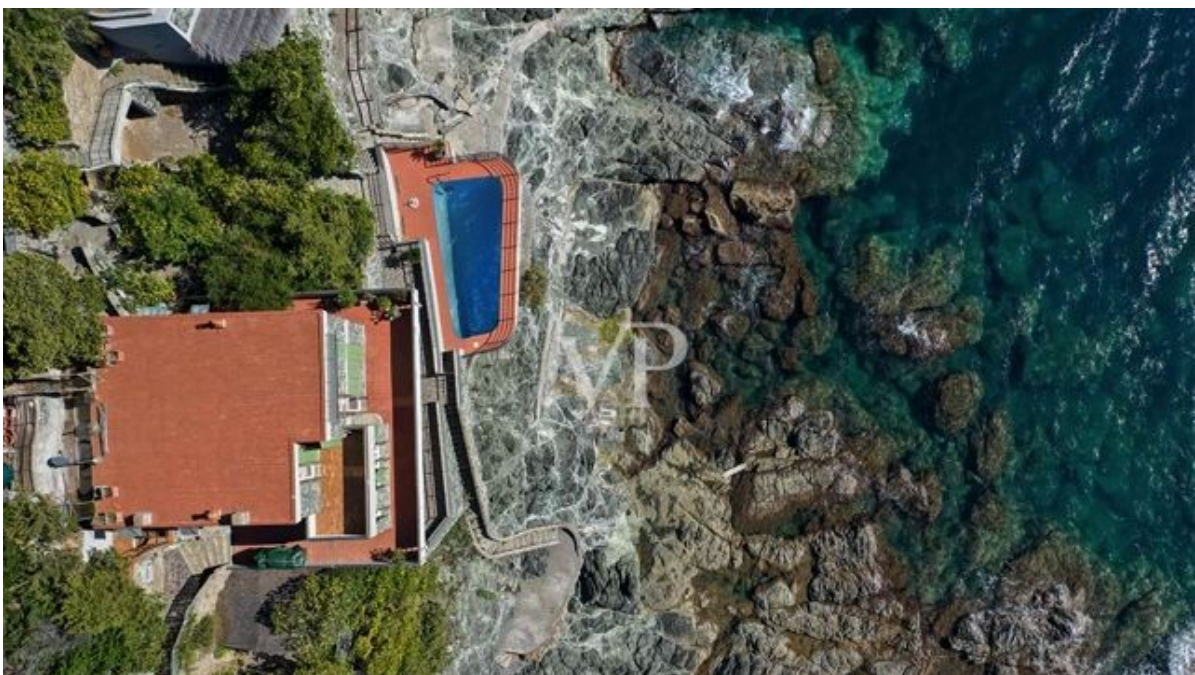
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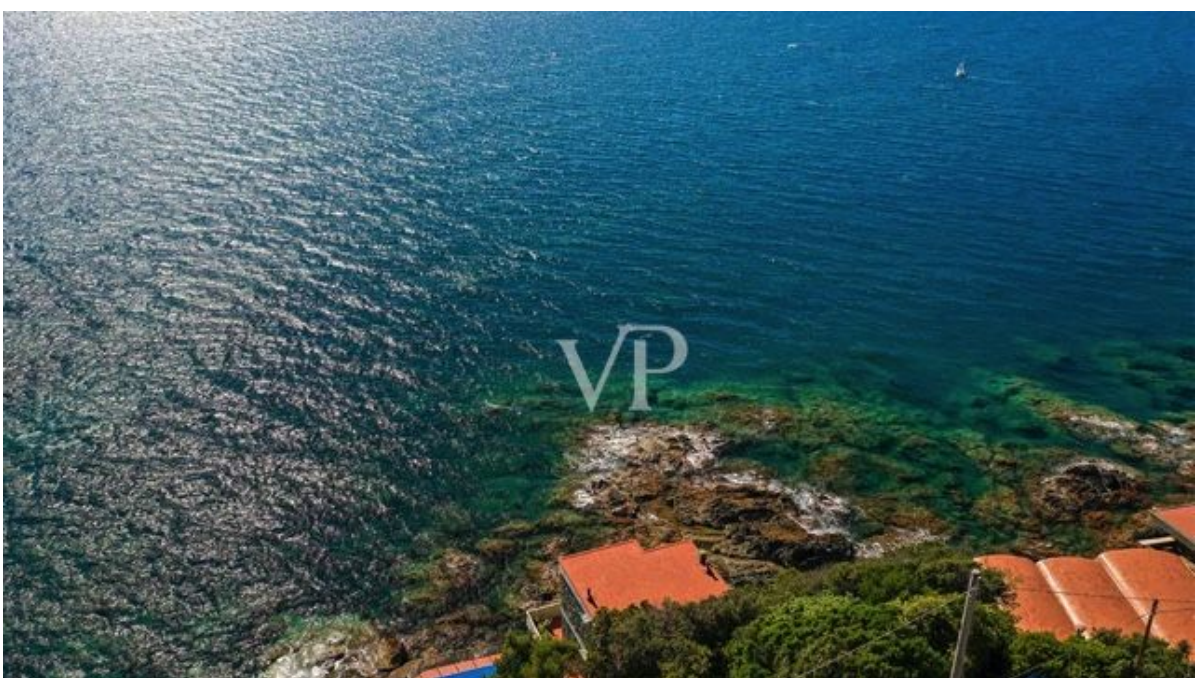
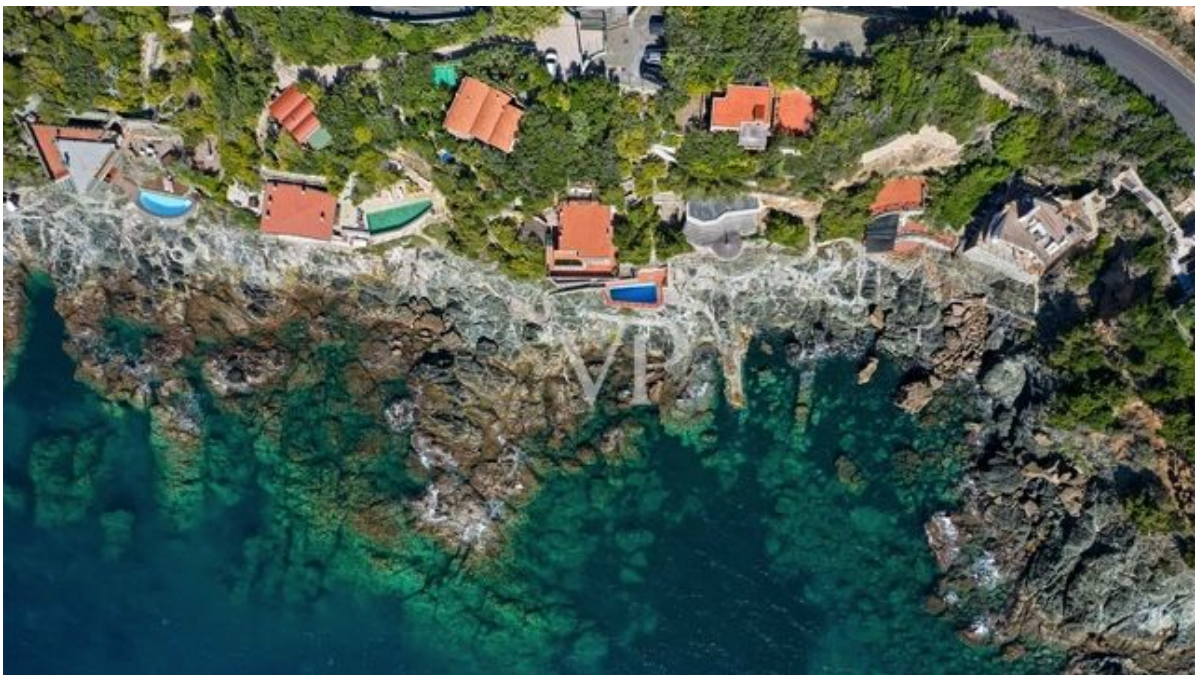
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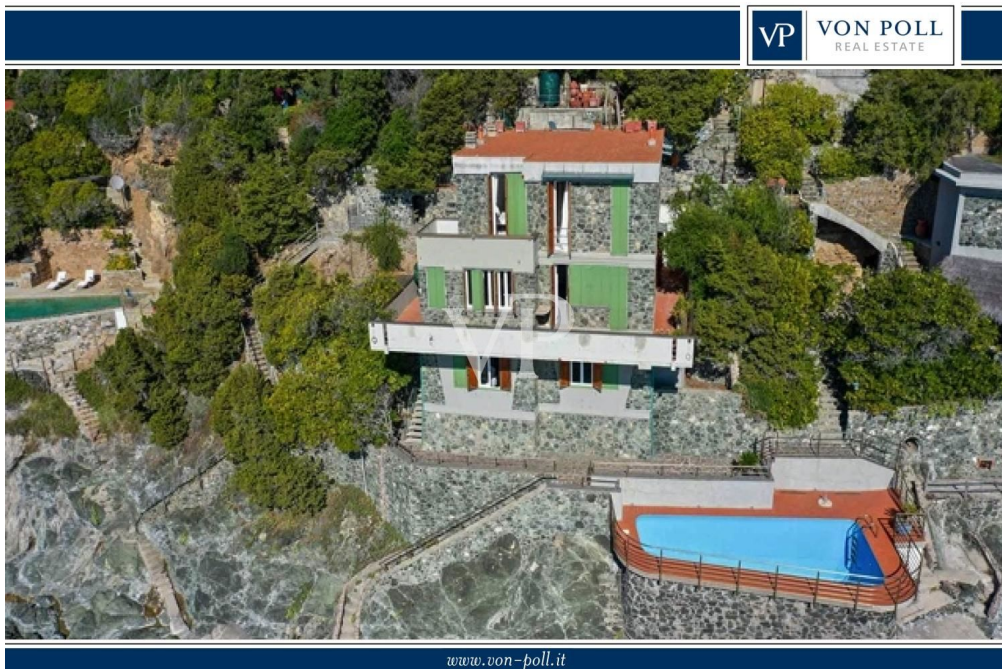
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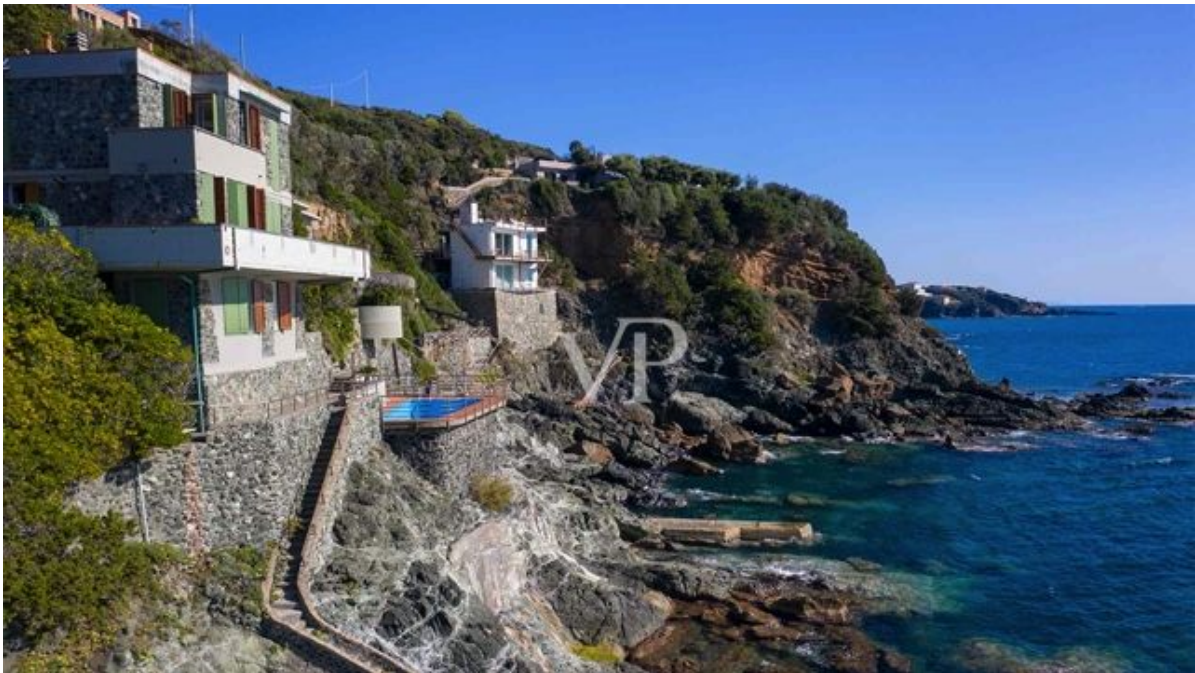
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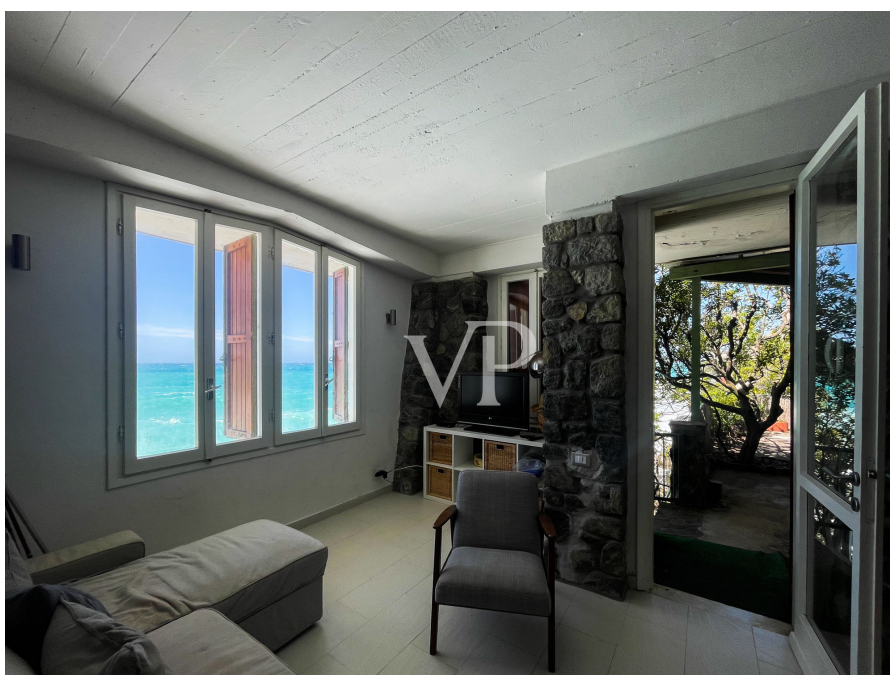
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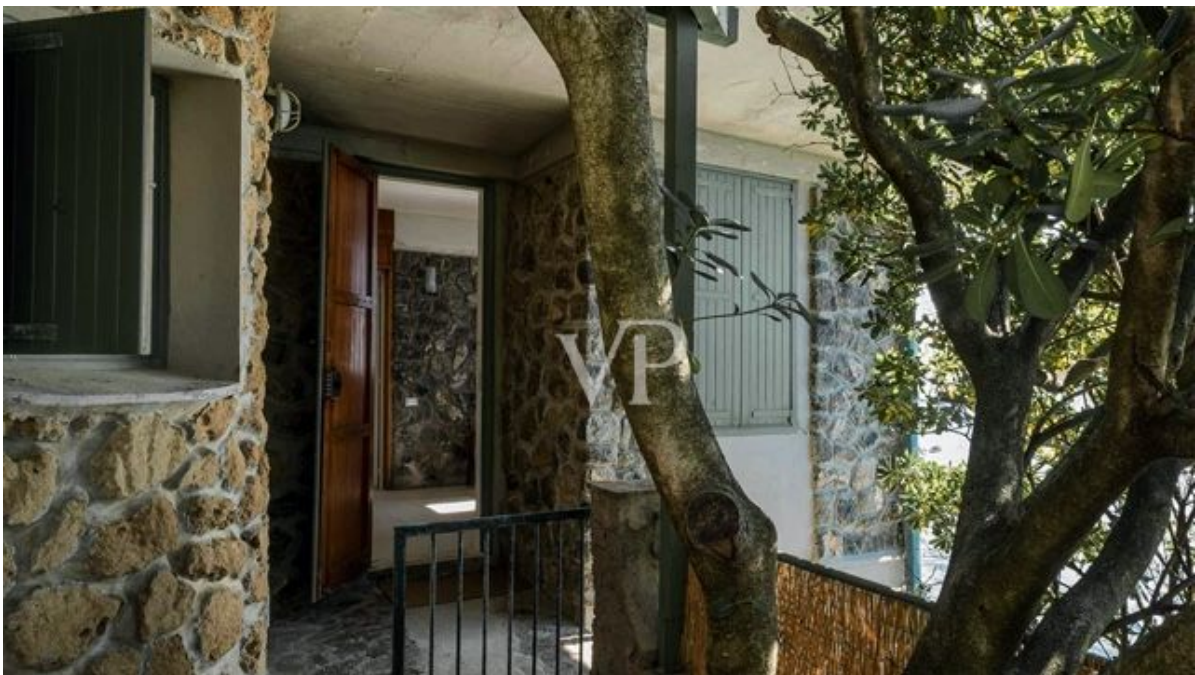
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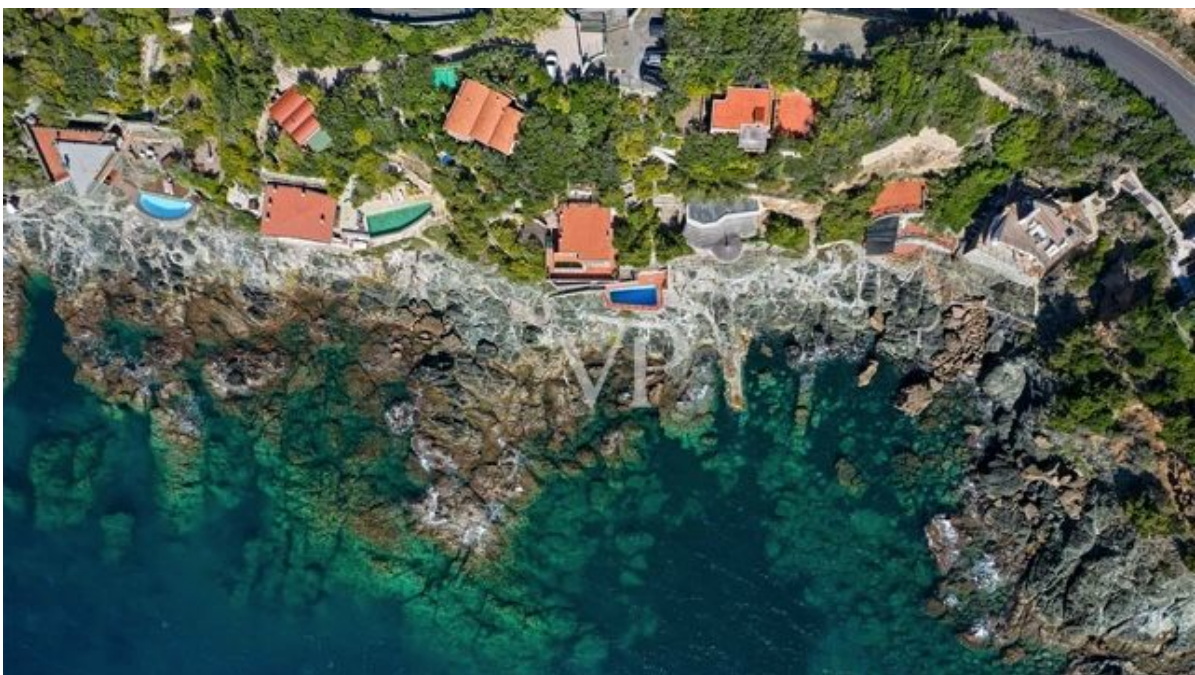
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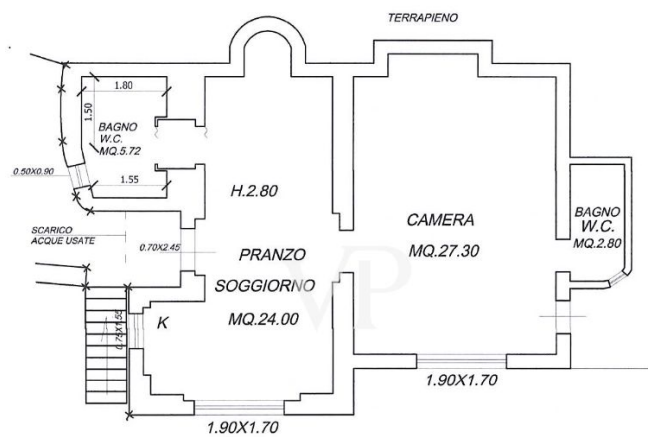
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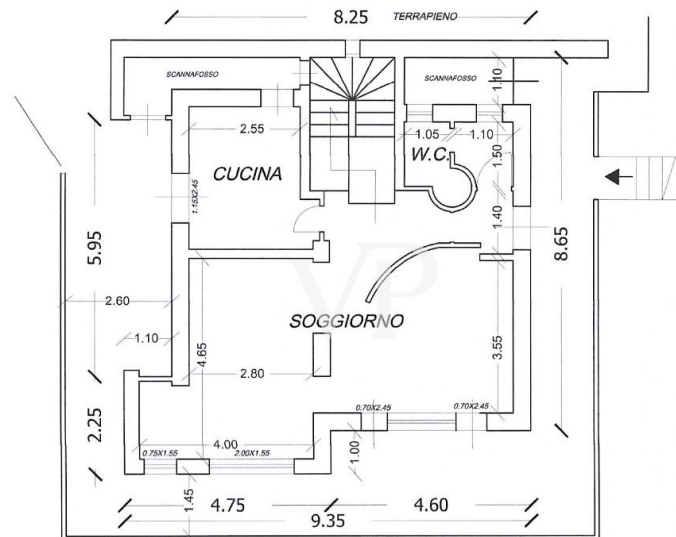


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## Floor plans



PIANTA PIANO SEMINTERRATO

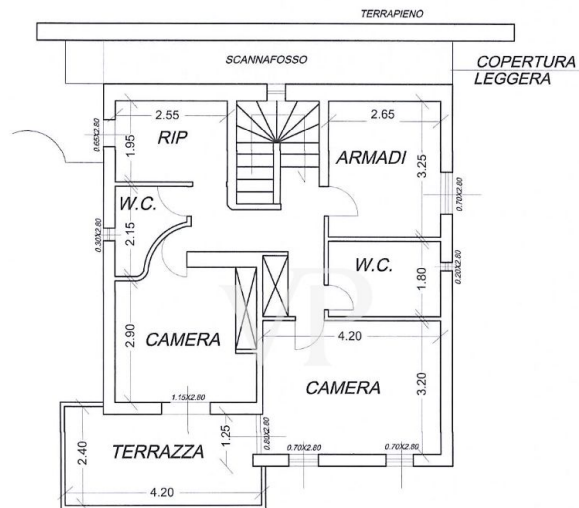


PIANTA PIANO TERRA









PIANTA PIANO PRIMO

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**Charming villa built on the rocks just a stone's throw from Castiglioncello, the famous seaside resort.**

**The property is currently divided into two apartments totaling 210 square meters.**

**There are six bedrooms, 4 bathrooms, living areas and two parking spaces.**

**Completing the property is a swimming pool in front of the sea built into the rock and outdoor spaces of 2 hectares with garden and panoramic terraces.**

**Castiglioncello 1 km, Livorno 23 km, Pisa 46 km.**

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## **All about the location**

Rosignano Marittimo is a town in the province of Livorno, whose historic center is located on a hill, about 6 kilometers from the sea. But the town is nonetheless a popular seaside destination, especially among Tuscans, since it includes the hamlets of Chioma, Castiglioncello, Rosignano Solvay, Vada and Mazzanta, all 5 of which face the sea and have a certain appeal. Of these, Chioma is the most northerly and in some ways the wildest, Castiglioncello and Vada are undoubtedly the two most famous and touristy resorts, although Rosignano Solvay has on its side the very special White Beaches, a Caribbean beach because of the colors of the sand and water.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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