

Rosignano Marittimo - Toscana

# Harmony, light and the sea: the beauty of feeling at home

Property ID: IT254152531



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RENT PRICE: 0 EUR • LAND AREA: 4.000 m<sup>2</sup>

**Property ID: IT254152531 - 57016 Rosignano Marittimo - Toscana**

- **At a glance**
- **The property**
- **A first impression**
- **Details of amenities**
- **Contact partner**

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## At a glance

Property ID	IT254152531
Bedrooms	4

Rent price	On request
Commission	subject to commission
Equipment	Terrace

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## The property



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## The property



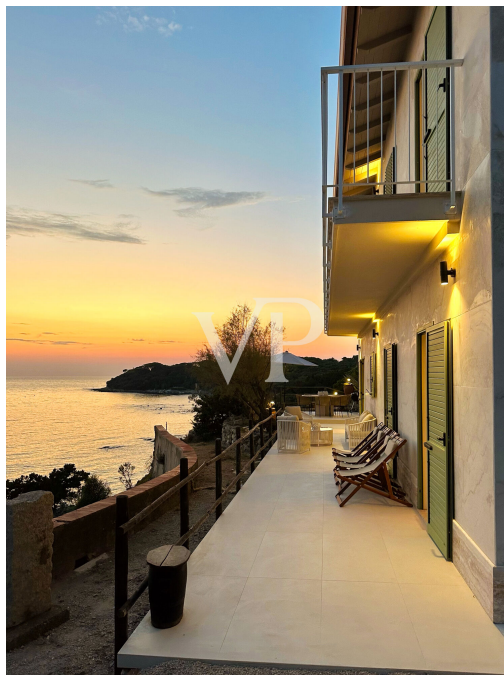
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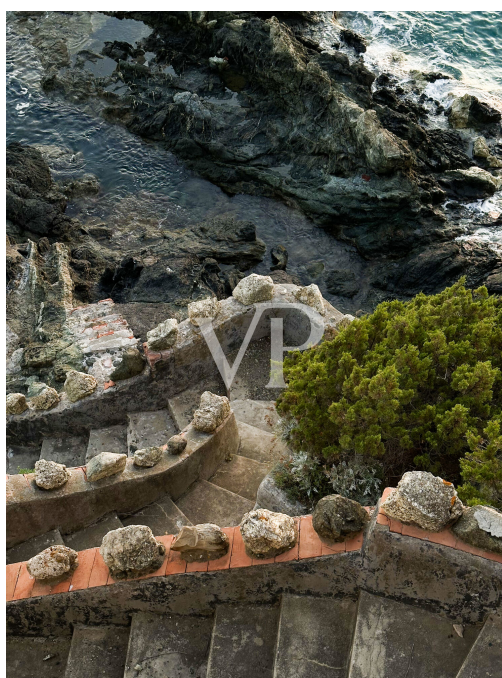
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## **A first impression**

Roc Villa is an exclusive villa, recently renovated following the principles of sustainable bio-architecture, designed as a “breathing house” to ensure wellbeing, comfort, and harmony with the environment.

Every material has been carefully selected for its quality and sustainability: natural lime walls, fine wood, raw linen, travertine surfaces, and a new-generation ventilated roof. The plumbing and electrical systems have been completely renewed, as well as windows and finishes.

All furnishings are custom-made, featuring refined design in a luxurious Tulum/Mykonos style.

The 4 double bedrooms are equipped with brand-new beds and bespoke triple-layer memory foam mattresses for perfect rest. Three bedrooms have ensuite bathrooms, while the fourth bathroom serves the living area.

The interiors offer spacious open-plan areas: a travertine kitchen with snack bar, a bright living room, an indoor dining table for 8 people, and an outdoor travertine table for 10.

There is also a karaoke area for fun, social moments.

Outside, a private 4,000 m<sup>2</sup> park features panoramic terraces and numerous breathtaking viewpoints.

The villa boasts three private sea accesses: one to a sandy beach, one to the cliffs, and a third to a natural rocky area.

The location ensures maximum privacy and relaxation, with spectacular views from both the sea-facing terrace and the hill-facing balcony. Every corner is designed to offer the experience of an exclusive retreat, immersed in nature and design.

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## **Details of amenities**

**Minimum rental: 3 nights.**

**Rates per night:**

- **Low season: 845 € (October 21 - February 28)**
- **Mid season: 1,400 € (March 1 - May 12; Dec. 23 - Jan. 6)**
- **High season: 2,000 € (May 12 - Oct. 21)**

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## Contact partner

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

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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