

Castagneto Carducci – Toscana

## A little gem between vineyards and the sea with a garden and private pool

Property ID: IT262942695



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**PURCHASE PRICE: 875.000 EUR • LIVING SPACE: ca. 128 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 839 m<sup>2</sup>**

Property ID: IT262942695 - 57022 Castagneto Carducci – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

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## At a glance

Property ID	IT262942695
Living Space	ca. 128 m²
Rooms	5
Bedrooms	2
Bathrooms	2
Year of construction	2024
Type of parking	1 x Other

Purchase Price	875.000 EUR
Commission	Soggetto a commissione
Total Space	ca. 166 m²
Equipment	Terrace, Swimming pool

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## Energy Data

Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property





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## Floor plans





## DIMORA MERLOT - PLANIMETRIA GENERALE



## DIMORA MERLOT



PIANTA PIANO TERRA Scale 1:100

	mq
Superficie vani principali	128.13
Loggia	15.28
Pertine	36.23
Pergola fotovoltaica	42.50
Superficie esterna	838.48



PIANTA PIANO PRIMO Scale 1:100

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

In a small, exclusive complex, surrounded by greenery and the most prestigious vineyards in Bolgheri, stands this newly built villa: an intimate and prestigious retreat for those who dream of experiencing the authenticity of Tuscany without sacrificing comfort and modernity.

It is not a large villa - and that is precisely its advantage. It was designed for a couple or for those who want an easy-to-manage vacation home. This property offers compact, bright spaces with every detail taken care of. A home where you can enjoy life with simplicity and style.

On the first floor, the spacious living room with open kitchen opens onto a covered veranda facing west, perfect for sunset dinners overlooking the sea. The bright and inviting conservatory can be used as an office, guest room or creative area. The first floor is rounded off by a complete bathroom and a practical storage room.

On the second floor there is a bedroom with a balcony and panoramic views from which you can admire the sea and the future pool, as well as a spacious attic room that can be used as a guest room, dressing room or children's area, and a second elegant and modern bathroom.

The large and sunny private garden houses the private pool. The two covered parking spaces are equipped with photovoltaic pergolas. Technology and sustainability come together in a modern property with underfloor heating, air conditioning with heat pump, energy class A4.

The location is another plus point: just 5 km from the sea, 7 km from Bolgheri and less than an hour from Pisa International Airport, which is served by direct flights from all over Europe and beyond. Easy and quick access, perfect also for those traveling from London, Paris, Berlin or New York.

A small villa, yes, but with great value: the luxury of saying "I have a house in Bolgheri", where Tuscany is truer, more beautiful and more exclusive.

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## All about the location

Exclusive residences in Bolgheri - where luxury meets nature and tradition

Nestled in the rolling hills of Tuscany, surrounded by Italy's most famous vineyards, lies Bolgheri, a place of timeless beauty. This medieval jewel with its charming alleyways, traditional wineries and the legendary cypress avenue offers a backdrop that is perfect for exclusive living.

A privileged location:

- Just 3 minutes from the historic village of Bolgheri
- 10 minutes from the beaches of the Etruscan Coast
- 45 minutes from Pisa International Airport
- Surrounded by the most prestigious wineries in Italy
- Breathtaking panoramic views of the Tuscan hills

Here, where nature and elegance are in perfect harmony, extraordinary residences are being created that combine the highest level of living comfort with the incomparable atmosphere of Tuscany. A place where exclusivity and authenticity meet - for a life full of pleasure and beauty.



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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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