

Camaione - Toscana

The Rebirth of a Farmhouse in Camaione

Property ID: IT262943135

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 348 m² • LAND AREA: 1.000 m²

Property ID: IT262943135 - 55041 Camaiore - Toscana

- **At a glance**
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At a glance

Property ID	IT262943135	Purchase Price	1.200.000 EUR
Living Space	ca. 348 m²	House	Single-family house / Detached house
		Commission	subject to a fee
		Total Space	ca. 400 m²
		Equipment	Swimming pool

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The property



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The property



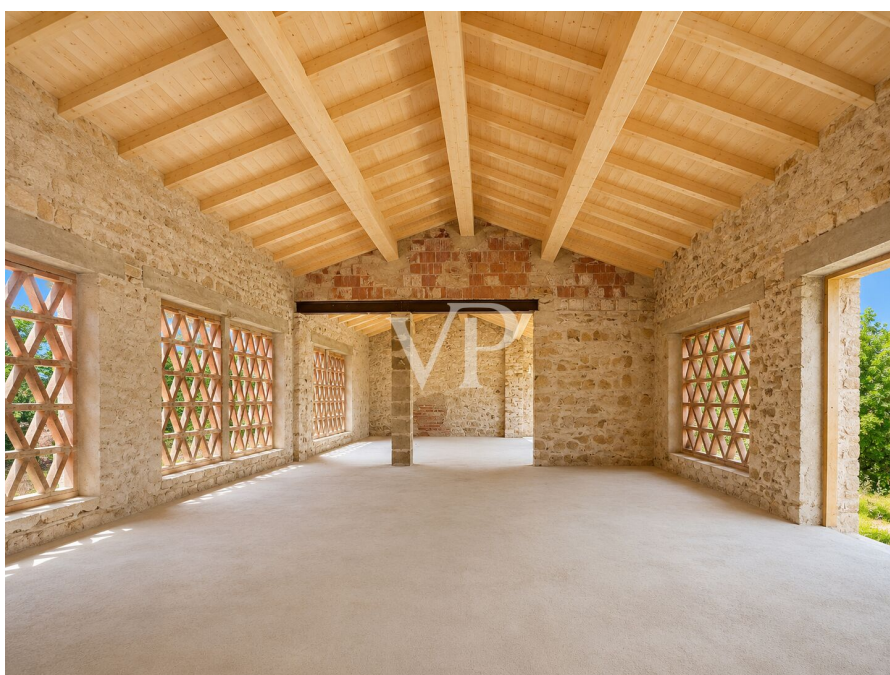
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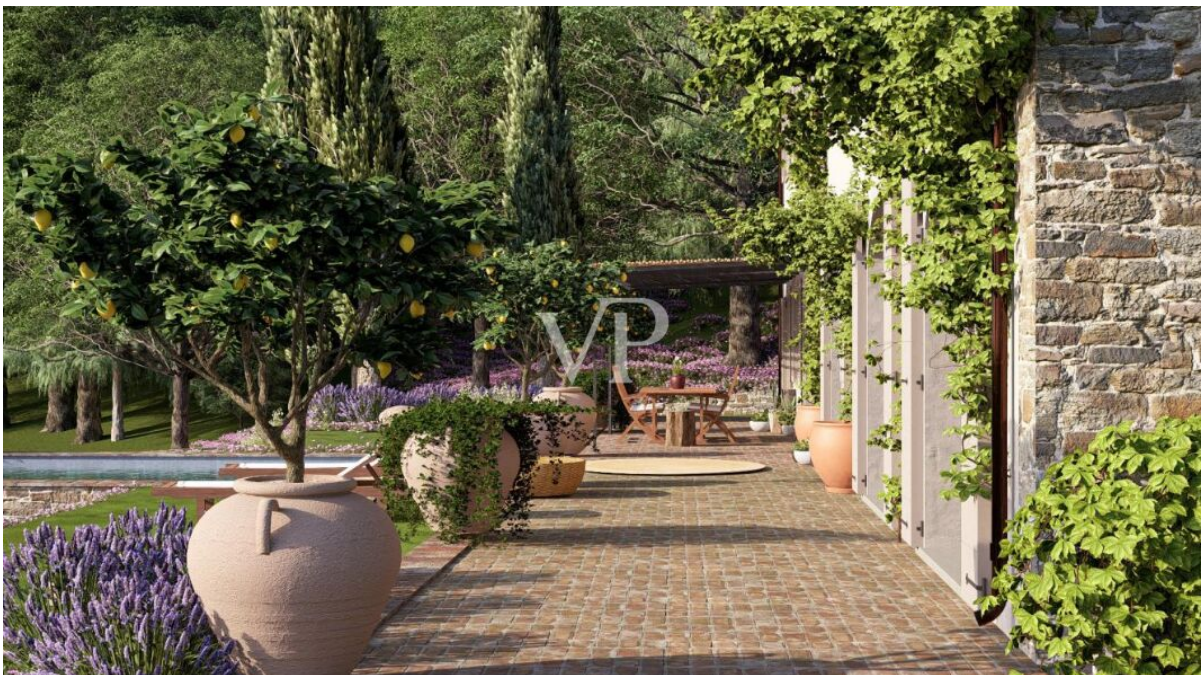
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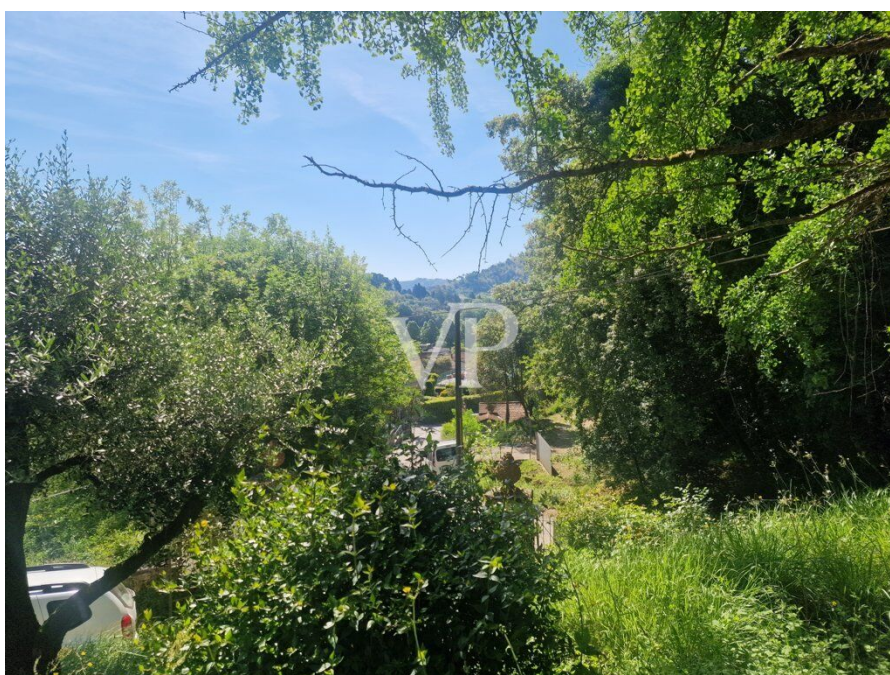
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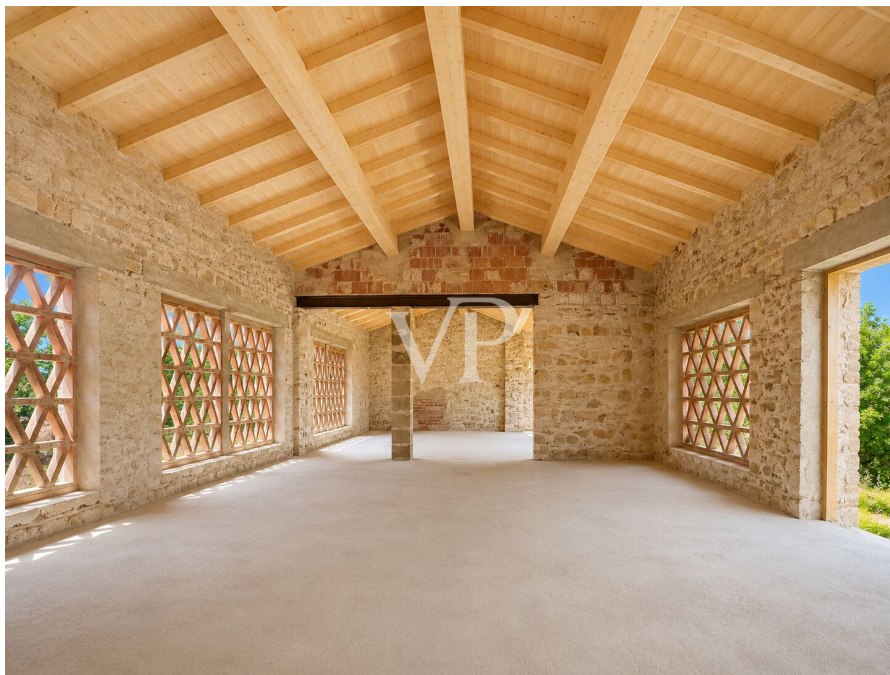
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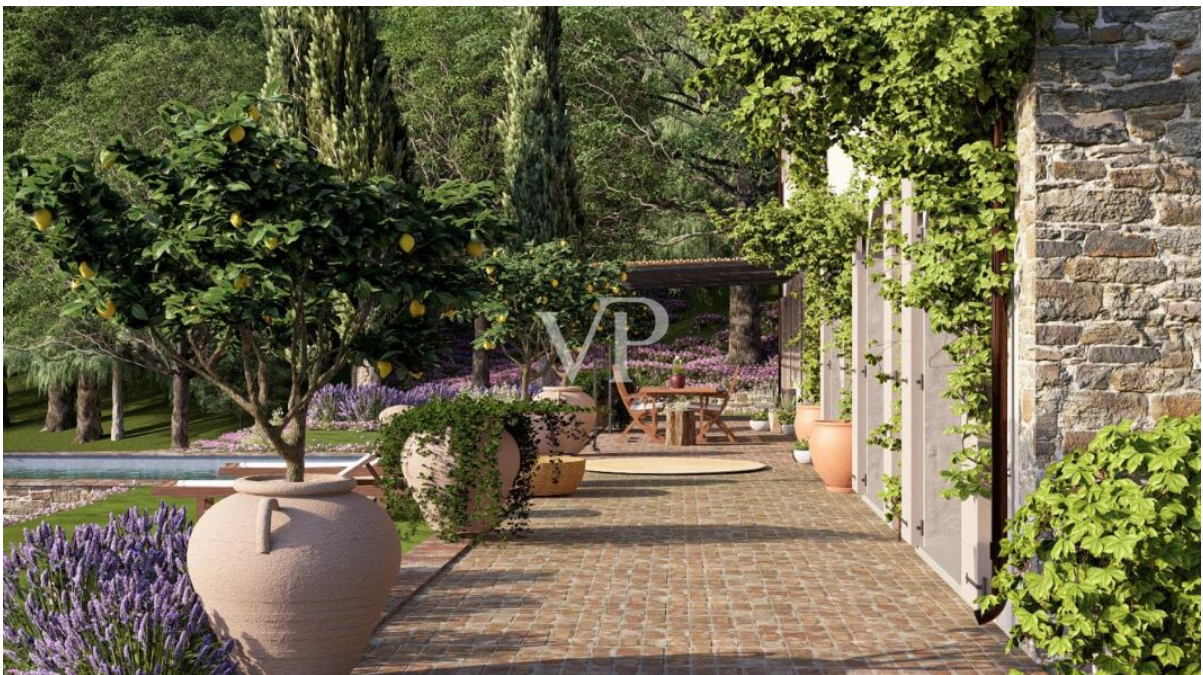
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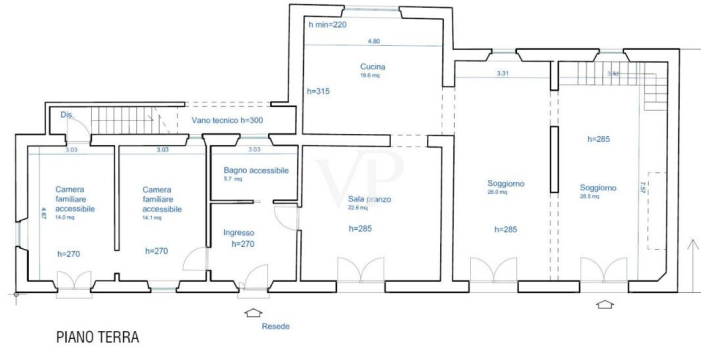
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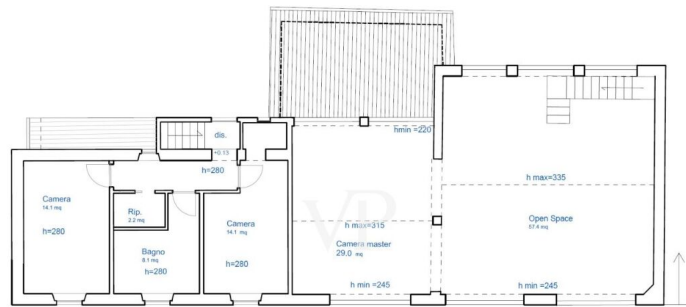
Floor plans





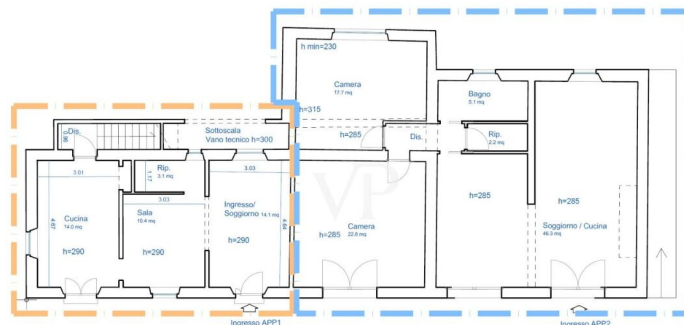
PIANO TERRA

Bozza di progetto casale unico - Piano Terreno (fuori scala)



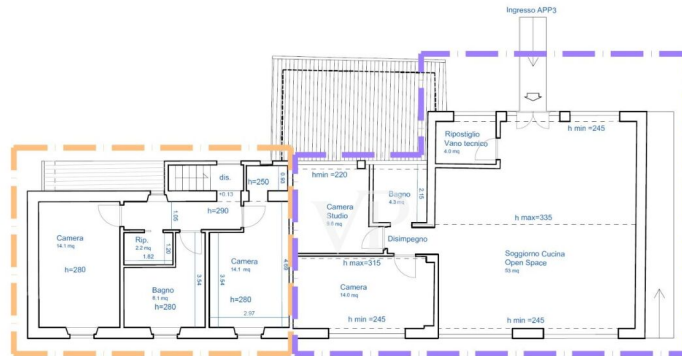
PIANO PRIMO

Bozza di progetto casale unico - Piano Primo (fuori scala)



PIANO TERRA

Bozza di progetto 3 unità - Piano Terra (fuori scala)

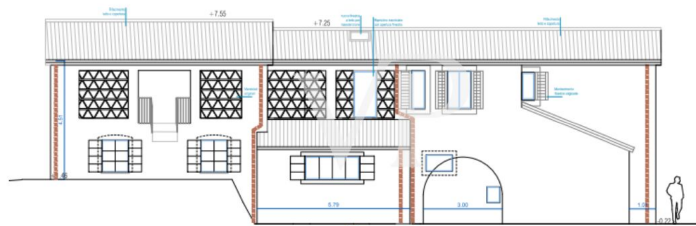


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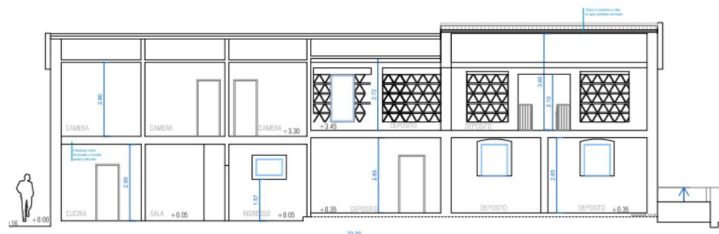
Bozza di progetto 3 unità - Piano Primo (fuori scala)



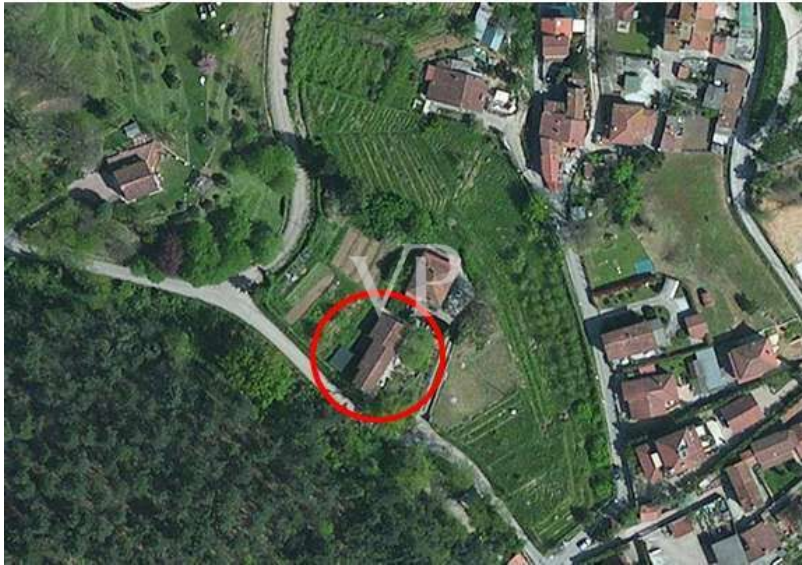
PROSPETTO FRONTE

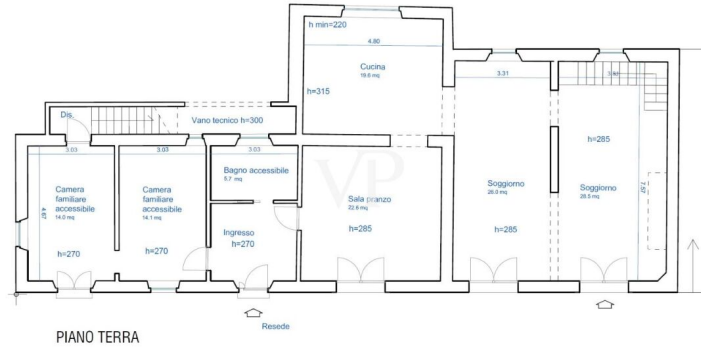


PROSPETTO RETRO



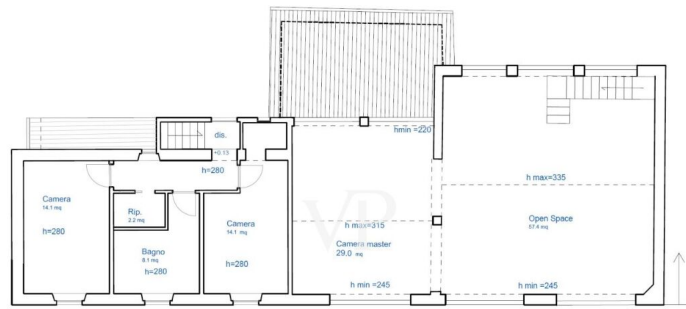
SEZIONE LONGITUDINALE AA'





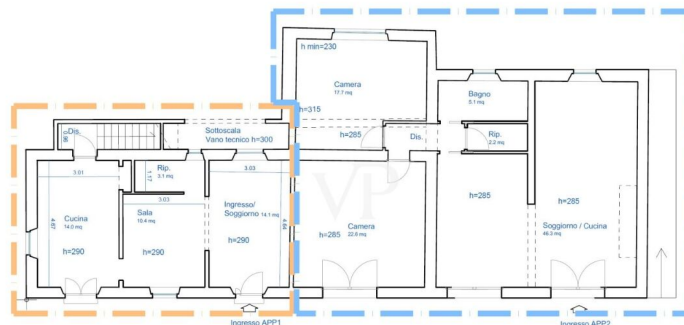
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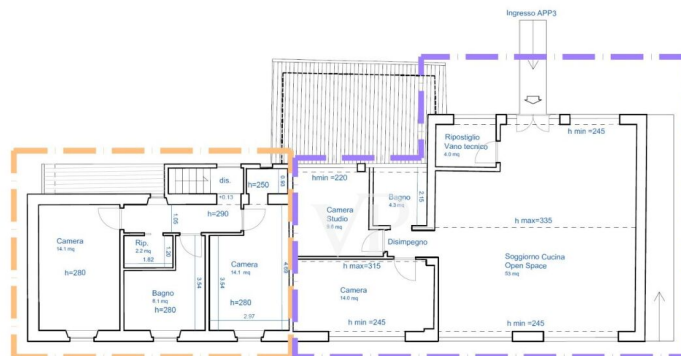
PIANO PRIMO

Bozza di progetto casale unico - Piano Primo (fuori scala)



PIANO TERRA

Bozza di progetto 3 unità - Piano Terra (fuori scala)

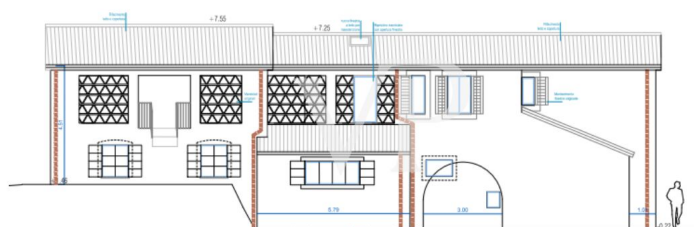


PIANO PRIMO

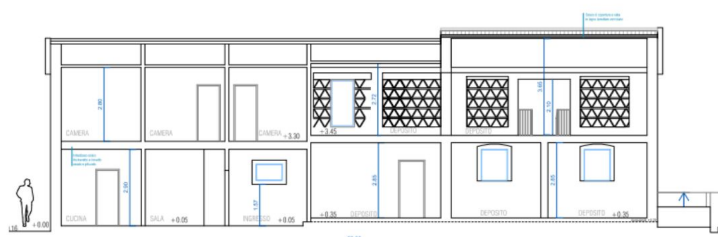
Bozza di progetto 3 unità - Piano Primo (fuori scala)



PROSPETTO FRONTE



PROSPETTO RETRO



SEZIONE LONGITUDINALE AA'

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

On the first hills of Camaiore, where the air is scented with salt and the woods, an ancient farmhouse is awakening from its centuries-long slumber. It is not just a construction site, but a promise: to transform historic stone into a haven of light, suspended in a panoramic setting that overlooks the town like a natural stage.

Here, the past meets modern comfort in three distinct living spaces:

Sub 1: The Song of Two Levels

A “ground-to-roof” home that unfolds like a two-act story. On the ground floor, daily life unfolds between the warmth of the living room and the aroma of the kitchen, with the convenience of a storage room hidden away like a secret. Heading up to the first floor, intimacy takes center stage between a master bedroom and a second bedroom, where rest is lulled by the silence of the hills. Outside, a 500-square-meter private garden offers a green sanctuary all to yourself.

Sub 2: The Embrace of the Earth

Located entirely on the ground floor, this apartment is designed for those who love constant connection with the outdoors. A spacious living room welcomes the light, while the two double bedrooms promise spacious and peaceful dreams. With its 220-square-meter garden, it is a nest where the boundary between home and nature becomes subtle and harmonious.

Sub 3: A View of the Infinite

Up on the first floor, the space opens up and breathes. A generous open-concept layout blends the living room and kitchen into a single, light-filled space—ideal for those seeking an airy, contemporary atmosphere. Between the master bedroom and the single bedroom, every window becomes a living painting of the Camaiore valley.

The Shared Oasis: Water and Emerald

Beyond the threshold of each home, the farmhouse offers an experience of collective well-being:

- **The Pool:** A body of water nestled in the greenery, where the blue of the sky dives into the sun’s reflections.
- **The Communal Park:** 1,000 square meters of manicured greenery, a green oasis where you can stroll and socialize.
- **Practical Harmony:** Reserved parking spaces, so that beauty never has to compromise with convenience.

Living here isn’t just about calling a home your own—it’s about owning a piece of Tuscan



history, with your eyes set on tomorrow and your feet immersed in beauty.

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Details of amenities

Building with a gross usable area of 348 square meters, consisting of:

- Category A/3 residential unit on two floors: 121 square meters
- Category C/2 warehouse on the ground floor: 120 square meters (change of use pending)
- Category C/2 warehouse on the mezzanine level: 102 m² (change of use pending)

Property appurtenances:

- Garden on all four sides, partially used as a vineyard and orchard: 2,500 square meters
- Small tool shed, 14 square meters (clear height)

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Contact partner

For further information, please contact your contact person:

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