

## SALE VILLA ROSIGNANO MARITTIMO



ROSIGNANO MARITTIMO - RIF.386 - CASTIGLIONCELLO - VILLA WITH SEA VIEW AND EXCLUSIVE PRIVATE PARK. Immersed in the Mediterranean maquis of Castiglioncello, in a prestigious residential area characterized by the presence of only single-family units, we offer for sale Villa Marlies, an elegant single-family villa of beautiful architectural make-up that rises in an exclusive residential context, in an open and sunny position overlooking the underlying marina with a breathtaking sea view. Located in a splendid Mediterranean pinewood, Villa Marlies enjoys absolute privacy and tranquility, and is just a few minutes from Quercianella, Castiglioncello and Livorno. This Villa for sale in Castiglioncello, was built in the 70s, has a typical architecture of that period and is built on two floors above ground as well as a basement level. The characteristics of this property, which make it out of standard by type and important fact, are the optimization of the distribution of the interior spaces and their rationality, among which stands out the large and bright living area with the central staircase access to the night floor superior and to the large external front porch from which you can enjoy a fantastic view of the sea and the surrounding greenery. The Villa with an internal surface of 478 square meters, includes: on the ground floor (223 sqm), a spacious living area with a large dining room, an important living room with fireplace and a cinema area, a kitchen overlooking the dining room, study, two bathrooms and a game room that can be transformed into the sixth bedroom; outside a large typical Tuscan front porch that runs around the building and where there is a further external fireplace with lunch area. The first floor (125 square meters) consists of the sleeping area with four bedrooms each with bathroom, from the main bedroom leads to a wonderful and impressive outside terrace of 35 square meters from which you can enjoy exceptional views. The basement of (130sqm) is used as a shed in addition to technical rooms and a small apartment for the service. Outside there is a large private park planted with arboreal species of tall trees typical of the Mediterranean coast and with surface of 3,080 square meters; inside the park is located the salt water pool of 84sqm. This Luxury Villa for sale in Castiglioncello, has been subject of a current design studio for its complete renovation in a modern and minimalist style, the development renderings are attached to the image and the Villa can be sold with such finished works; these works provide for the use of luxury materials and finishes "Made in Italy", using only specialized and carefully selected workers; the large spaces that will be created, will give charm and personality to the residence. The taste and the architectural imprint will be felt in modern, exclusive and intimate environments, such as to create suggestive atmospheres that will transmit emotions also inside the park. Furthermore, this project involves the realization in the basement floor of an exclusive wellness / fitness area with sauna, turkish bath, sensory showers and a fully equipped gym; in addition to an apartment of about 30 square meters and bathroom /

laundry with washing machine and dryer; an elevator, with a glass and steel frame, will allow you to get comfortably from the ground floor to the wellness area. To further improve the liveability, performance and safety of this Villa for Sale in Castiglioncello, the project includes an advanced domotics technology, so as to be able to define this residence as a "smart home", ie appropriately designed and technologically equipped with equipment and systems capable of performing partially autonomous or programmed functions; an internal and external alarm system with video surveillance, it protects the villa while the Internet is connected via satellite. The photovoltaic panels placed on the roof will guarantee an energy saving that will be increased also by the use of windows with very low thermal dispersion; the heating / cooling system is on the floor with a centralized dehumidification system. The outdoor pool will be equipped with the Advanced Salt Water Chloration System and will be enhanced by a whirlpool area and a well-equipped pool bar. The property will be completed by an area destined to the shelter of the cars with a Covercar structure of 34 square meters. ideal housing solution for those in search of a property made carefully with nothing was left to chance, which is plugged into the green and quiet but without sacrificing the convenience of the proximity of the sea and the center, which is only 1 km far. LOCATION AREA: Castiglioncello dominates a small promontory that is the latest offshoot of the Livorno hills. tourist resort of great international prestige, "the pearl of the Tyrrhenian Sea" has a unique charm. Red cliffs overlooking the sea, sheltered bays, beaches and coves washed by crystal clear water, where there are characteristic beaches. A pine forest, which for its beauty has inspired artists, painters, writers and poets. Celebrated by painters Macchiaioli, sought by many players in the world of culture and show business, it is an important center of artistic and scientific events. Pasquini Castle hosts every year cultural events, dance festivals, literary awards and Philosophical, international conventions value. The Center for Art Diego Martelli and that the communication connect important cultural initiatives. DISPOSITION AND METRATURESVILLA: 478sqm living room, dining room, kitchen, fitness, rooms 6, services 6DEPANDANCE: 30sqm living room, kitchen, bedrooms 1, services 1DISTANCES: Livorno km 16 - Pisa km 35 - Forte dei Marmi 68 km - Florence km 96 - Piombino km 77 - Pisa airport 32 km - Road exit: Livorno exit 15 km.

5 bathrooms, 6 bedrooms, Cellar 40mq, Kitchen, Garage 90mq, Garden 3.080mq, Place for bikers, Closet, Living room, Study, Autonomous climate control, Large terrace, Proximity to the sea 1km.

Floor: su più livelli
Surface: 478 mq
Energetic class: G
Ipe: 279.643 kwm2
Private deal

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