

## SALE VILLA ROSIGNANO MARITTIMO



**ROSIGNANO MARITTIMO - RIF.497 - GABBRO - IN THE GREEN OF ETRUSCAN COAST -**  
Immersed in the suggestive Mediterranean green landscape of the Etruscan Coast, surrounded by secular maritime pines and thick green vegetation, we offer for sale this fantastic luxury farmhouse situated in a dominant and panoramic position; without doubt this is one of the most elegant country houses currently on the Etruscan Coast market. The property, recently and carefully restored, extends over a land of about 13 hectares, where there is an olive grove and a hectare of vineyard currently being restored. The farmhouse, of 350 square meters, consists of two independent floors with separate entrances and connected internally by a staircase. The finishes and specifications are absolutely first choice; the most attentive modern technologies such as the ventilated roof and the underfloor heating system have been used in the restoration; all the fixtures are large to enjoy a spectacular view of the countryside and the surrounding private greenery. The ground floor consists of: double living room, large independent kitchen, dining room, two bedrooms and two bathrooms. The first floor: living room, kitchen, dining room, study, three bedrooms, three bathrooms, panoramic terrace. At present, the project has been authorized to build an outdoor pool and a small "guest house". This Luxury Villa for sale is located in a strategic point from which you can easily reach all the Tuscan art cities as Florence, Pisa, Livorno and the most sought after seaside destinations such as the nearby Castiglioncello, Baratti and Forte dei Marmi.

5 bathrooms, 5 bedrooms, Cellar , Garden 13 ettari , Place for bikers, Autonomous climate control, Large terrace, Proximity to the sea 12km.

Floor: su due livelli
Surface: 350 mq
Energetic class: G
Private deal

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