

SALE VILLA ROSIGNANO MARITTIMO



ROSIGNANO MARITTIMO - RIF.504 - ROSIGNANO MARITTIMO - CASTELNUOVO MISERICORDIA - Splendid Villa for Sale in Rosignano Marittimo, the property built in stone intinery with the typical Tuscan style and Renaissance character, is completely independent around an exclusive land of 35,000 square meters of which 8,000 square meters are perfectly fenced to the property. This Luxury property for Sale, has two entrances, one secondary and the main one takes place from an important driveway entrance from which, through a road leads to the Villa located in a hilly and with dominant position. Around this prestigious Villa for Sale has an exclusive garden where there is a pool area with solarium as well as various relaxation areas with gazebo where you can spend summer holidays in complete tranquility enjoying an exceptional view of countryside area and the surrounding green hills. In addition to the well-kept exterior of this Villa, enriched with grand arcades on several sides, columns and capitals serena stone as well as ornamental statues and stone fountains; inside the spaces are very elegant and impressive, in fact on the ground floor there is a large and bright living room, a further living room, a dining room with fireplace, a beautiful and large kitchen equipped with oven and natural stone barbecue and a bedroom and service for guests. Upstairs there is the master bedroom with wardrobe and double service with whirlpool, a further room with service and a study area with mezzanine and terrace covered with porch. The property includes an independent room equipped with kitchen and a complete bathroom to be used as a service staff, as well as a laundry area and a covered area used as a shed and a tool shed. Any guests can be comfortably accommodated in the depandance of this Villa, which includes a large apartment with kitchen / living room, service and bedroom. This Villa for sale in Rosignano Marittimo is equipped with all the recently installed technological systems, there is also a sophisticated alarm system and video surveillance system, an electronic irrigation system throughout the garden (supplied with water coming from a small private artificial lake) and everything necessary to stay in full comfort; in the property there is also a room used as a vault. In the land surrounding this beautiful Villa for Sale there is a splendid Olive grove in full production with 780 olive trees that grow over an area of over 22.000sqm, these plants produce Organic Tuscan Oil and are part of the Tuscan Olive Growers Association; in addition there is an area used as a vineyard of 6,000 square meters used for private production use. **DISPOSITION AND METRATURESVILLA:** 287sqm living room, second Living - dining room, kitchen, vaut room, rooms 4, services 3**DISTANCES:** Castiglioncello km 5 - Livorno km 19 - Pisa km 36 - Forte dei Marmi 70 km - Florence km 98 - Piombino km 75 - Pisa airport 34 km - Road exit: Livorno exit 15 km.**ROSIGNANO MARITTIMO:** Rosignano Marittimo dominates a hill from which you can enjoy exceptional panoramic views of the sea and the green countryside, its exceptional location makes it very attractive to reach in comfort all

the most famous Tuscan stages like Bolgheri with its wine route, city of art like Pisa, Florence and Lucca, and as the spectacular and evocative Etruscan Coast with the renowned Castiglioncello which, just 5 km far, includes a small promontory that is the last offshoot of the Livorno mountains. 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.

3 bathrooms, 4 bedrooms, Cellar 20mq, Garden 35.000mq, Parking space, Place for bikers, Living room, Mezzanine, Autonomous climate control, Proximity to the sea 5km.

| |
|-----------------------|
| Floor: su più livelli |
| Surface: 287 mq |
| Energetic class: G |
| Ipe: 175 kwm2 |
| Private deal |