

## Rustic for sale in Camaiore

### € 1.500.000

### Ref. 25018 - Casale Apollo



**360 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

Stone Farmhouse for Sale in the Hills of Camaiore with Pool and Sea Views

Just a few minutes from the historic center of Camaiore, nestled among the peaceful rolling hills of Tuscany, this exclusive stone farmhouse with heated swimming pool is offered for sale. Beautifully restored and surrounded by a magnificent olive grove, the property perfectly combines the authentic charm of traditional Tuscan architecture with contemporary comfort and refined design.

Reached via a picturesque country road winding through ancient olive trees, panoramic landscapes, and charming homes typical of the Versilia countryside, this elegant residence enjoys a privileged position that ensures privacy, tranquility, and breathtaking views stretching across the Camaiore valley to the sea.

The farmhouse has undergone a meticulous renovation that successfully preserves its original character while incorporating modern design elements and high-quality finishes. Exposed stone walls, wooden beams, large panoramic openings, and traditional local materials create bright, welcoming interiors full of warmth and personality.

The property is arranged over several levels. The ground floor features four elegant bedrooms, each with an en-suite bathroom, air conditioning, and direct access to the garden. This layout makes the property ideal both as a prestigious private residence and as a charming hospitality business.

A striking external staircase leads to the main living level, where a spacious covered terrace opens onto a magnificent panoramic living room. Here, an impressive picture window frames the surrounding landscape, offering stunning views over the olive groves, the

Tuscan countryside, and the sea beyond. This floor also accommodates a generous kitchen, a dining room, and a guest bathroom.

The upper sleeping area comprises three additional bedrooms featuring beautiful exposed wooden beams and two bathrooms, offering intimate and comfortable spaces in perfect Tuscan style.

Outside, the estate is surrounded by olive groves that create a true oasis of peace and wellbeing. The heated swimming pool blends harmoniously into the natural setting, providing the perfect place to relax throughout the year while enjoying the beauty of the landscape and complete privacy.

This exceptional property represents a rare opportunity for those seeking to purchase a luxury farmhouse in Tuscany. Offering sea views, a heated pool, extensive outdoor spaces, and an idyllic setting immersed in nature, it is located just a short distance from local amenities and the renowned seaside destinations of Versilia.

Through the Expert's Eye: this property is an outstanding choice for buyers looking to experience the authentic charm of the Tuscan countryside without sacrificing convenience. The historic center of Camaiore and the beaches of Versilia are only a few minutes away, making it an ideal primary residence, holiday home, or investment opportunity. The thoughtful layout, featuring multiple en-suite bedrooms, offers excellent potential for a boutique hospitality venture such as a luxury bed & breakfast, relais, or exclusive retreat. The open sea views, heated swimming pool, and exceptional privacy are rare features to find combined in a single property, making this farmhouse a highly valuable asset within the prestigious Versilia real estate market.

## Certification

**Energy Class:** E

**EPglnr:** 83.77 kwh/□

## Features

Code: 25018 - Casale Apollo

Reason: Sale

Categoria: Rustic

Address: Vittorio Emanuele, 5

Zip Code: 55041

Municipality: Camaiore

Total Square Meters: 360 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 6

Garden: Private, 10.000 sq.m.

Kitchen: Regular Kitchen











