

Villa for sale in Camaiore

€ 1.680.000

Ref. 23007 - Villa Augusta



350 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

Camaiore Hilltop: Villa with Unique Sea View for Sale

Situated on a dominant hill in the picturesque setting of Camaiore, this villa is located just a few minutes' drive from the heart of Camaiore's historic center and the enchanting beaches of Versilia.

The sea view makes this property for sale unique, offering an extraordinary experience thanks to the breathtaking sea view and the embrace of the surrounding greenery.

Description:

Upon entering, you will be welcomed by a practical foyer that gracefully opens onto the living room, enriched by a charming fireplace perfect for warming up winter evenings during sunsets. Through two generous windows, your gaze will be lost in the beauty of the garden and the pool, where a charming sea view will instantly capture your attention.

The adjacent dining room and living kitchen combine harmoniously, creating a perfect space to share convivial moments. The precious Impruneta terracotta floor, expertly handcrafted, adds practicality and gives a natural continuity with the exterior. This connection between indoor and outdoor spaces amplifies the living experience, allowing you to enjoy the living area in symbiosis with the garden and the pool. It is as if each window were a painting that frames the unique atmosphere of this villa for sale on the hills of Camaiore.

Also on the ground floor is an additional space that offers flexibility and adaptability to your needs. Here, you will find two bedrooms, one with a walk-in closet, two bathrooms, and a storage room, ideal for those who want a practical sleeping area on the ground floor, to create a study, or ideal as a guest house.

On the first floor, the sleeping area consists of three bedrooms each with an en suite bathroom that offer extraordinary comfort and privacy. A study (large enough for an additional bedroom) adds versatility to the spaces. The large terrace on the first floor, enriched by a pergola, becomes a charming place to enjoy the sea view that blends with the gentle curves of the surrounding hills.

Accessibility and Location:

The easy road leading to Villa Augusta enchants with its gentle ascent to this exclusive property. In just 7 minutes by car, you can immerse yourself in the atmosphere of Camaiore's historic center, enjoying a relaxing coffee and experiencing the vivacity of the old town or reach the seashores.

Distances:

2,8 km Camaiore centro storico,
7,5 km Lido di Camaiore (spiagge),
7,5 Km Viareggio
30 km Lucca (casello lucca ovest)
14 km Forte dei Marmi,
38 km Pisa
111 km Firenze.

Certification

Energy Class: G

Features

Code: 23007 - Villa Augusta	Reason: Sale
Categoria: Villa	Address: Via Vittorio Emanuele, 5
Zip Code: 55041	Municipality: Camaiore
Total Square Meters: 350 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 10
State of Preservation: Good	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Carport	Terrace: Present
Garden: Private	Sea Distance: 8.000 meter
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Sanitary Suspended
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI		APE	
CODICE IDENTIFICATIVO: 00079547		VALIDO FINO: 14/03/2021	
DATI GENERALI			
Qualificazione Dico: <input checked="" type="checkbox"/> Abilitato <input type="checkbox"/> Non Abilitato Classificazione D.P.S. 412/92: <input checked="" type="checkbox"/> 1) almeno un edificio esistente con servizio centralizzato		Oggetto dell'attestato: <input checked="" type="checkbox"/> Intervallistica <input type="checkbox"/> Unità immobiliare <input type="checkbox"/> Scopo di altri interventi <input type="checkbox"/> Altro:	
Oggetto dell'attestato: <input type="checkbox"/> Nuova costruzione <input checked="" type="checkbox"/> Intervallistica <input type="checkbox"/> Locazione <input type="checkbox"/> Ristrutturazione impiantistica <input type="checkbox"/> Ristrutturazione energetica <input type="checkbox"/> Altro:			
Dati identificativi			
Comune: Camaiore Regione: TOSCANA Indirizzo: Via CONTINA 35 Piano: 2° S Interv. n.: Coordinata UTM: 43 938889 N, 10 3047222 E		Zona climatica: D Area di costruzione: 1968 Superficie utile ricoperta (m ²): 206,92 Involucro utile all'esterno (m ²): 339,82 Volume utile (m ³): 1021,80 Volume lordo (m ³): 545,92	
Comune catastale: Camaiore (0403) Sezione: D Foglio: 11 Particella: 1859			
Subdivisione:			
Servizi energetici presenti			
<input checked="" type="checkbox"/> Climatizzazione invernale <input type="checkbox"/> Climatizzazione estiva		<input checked="" type="checkbox"/> Ventilazione meccanica <input type="checkbox"/> Illuminazione <input checked="" type="checkbox"/> Impianti a scoppio velle ventilate <input type="checkbox"/> Impianti a pannello a cassetta	
PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO			
La presente scheda indica la prestazione energetica globale del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, e tutti gli interventi degli impianti presenti.			
Prestazione energetica del fabbricato:		Prestazione energetica:	
CLASSE:		CLASSE:	
(Grafico a barre con scala da G a H)		(Grafico a barre con scala da G a H)	
(Grafico a barre con scala da G a H)		(Grafico a barre con scala da G a H)	
(Grafico a barre con scala da G a H)			