

Rustic for sale in Camaiore

€ 460.000

Ref. 24014 - Casa del sole



130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Hills of Camaiore: Stone Farmhouse for Sale with Sea View

Just a short escape from the bustling center, rediscover the pleasure of the beautiful countryside surrounding Camaiore. Nestled just above the Pieve area, specifically in the hamlet of Buchignano, lies this rustic farmhouse in excellent condition. This splendid property, located in a picturesque village, offers breathtaking views of the surrounding hills and the sea on the horizon: a true gem of tranquility and beauty, amidst the green olive trees and the blue sky.

Surrounded by a 3000 sqm garden and a lush olive grove, the stone exterior farmhouse is ideal for those seeking a private retreat in harmony with nature. The property is spread over two levels, with spacious and bright rooms reflecting the typical Tuscan rustic style. On the ground floor, a large living room welcomes guests with its warmth, while the spacious kitchen invites you to experiment with traditional Italian cuisine. A bathroom and a practical storage room complete this level of the living area.

Ascending to the first floor, we find the sleeping area consisting of three bedrooms: one master bedroom, one with a French bed, and one single bedroom, all meticulously detailed, plus a bathroom on the upper floor. The property also includes a small external building used as a guesthouse.

The true marvel of this property is revealed outside, with panoramic terraces offering spectacular views and creating the perfect setting for outdoor dining, moments of reading, or simply admiring the breathtaking sunsets. The extensive olive grove adds a touch of authenticity and allows you to immerse yourself in the Tuscan tradition of olive oil production.

The property has a small plot of land where it is possible to park 1/2 medium-sized cars. Access to the house, however, is only via the village path of Buchignano.

This farmhouse is not just a house but a refuge offering peace and serenity, while still being close to the beautiful beaches of Versilia and the renowned cultural and gastronomic attractions of Tuscany. A true corner of paradise for those who wish to live an authentic and rejuvenating experience, far from the chaos of the city. Let yourself be enchanted by this wonderful property and immerse yourself in the timeless beauty of the Tuscan hills.

Certification

Energy Class: G

EPglnr: 452.39 kwh/□

Features

Code: 24014 - Casa del sole

Reason: Sale

Categoria: Rustic

Address: Via di Buchignano, 1

Zip Code: 55041

Municipality: Camaiore

Total Square Meters: 130 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Total Floor: 2

Sea Distance: 12.000 meter

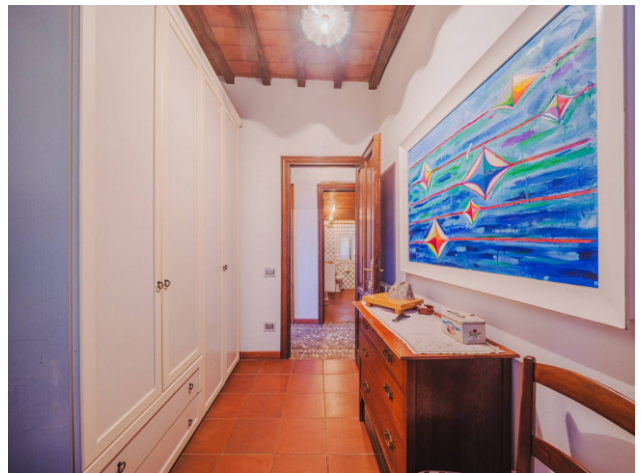
















Servizi energetici presenti

- Climatizzazione invernale
- Climatizzazione estiva
- Ventilazione meccanica
- Prod. acqua calda sanitaria
- Illuminazione
- Trasporto di persone o cose

PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO.

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, a netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato		Prestazione energetica globale	Riferimenti: Gli immobili simili avrebbero in media la seguente classificazione:
INVERNO	ESTATE		
		 CLASSE ENERGETICA G EP g1,renn 452,30 kWh/m²/anno	Se nuovi:
			Se esistenti:

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