

Rustic for sale in Camaiore

€ 690.000

Ref. Il cinghialino



360 sq.m. | Bathrooms: 5 | Bedrooms: 10 | Rooms: 18

TUSCAN STONE FARMHOUSE WITH GARDEN, THREE APARTMENTS AND SWIMMING POOL - PEDONA, CAMAIORE (VERSILIA)

Nestled in the gentle hills of Versilia, just a few minutes from the historic centre of Camaiore, lies the charming village of Pedona, a small and authentic Tuscan hamlet reached via a scenic road winding through olive groves, woodland and breathtaking views stretching towards the sea.

The drive from Camaiore to Pedona is a journey of remarkable beauty. Within a few minutes, the landscape gradually opens onto rolling valleys and panoramic vistas extending from the Versilia coastline to the surrounding mountains. Upon arrival, the village welcomes visitors with its peaceful and genuine atmosphere, featuring a traditional restaurant, a historic church and several panoramic viewpoints overlooking both the valley and the sea.

The property blends perfectly into the character of the village, situated just a short walk from the main parking area and the charming streets that cross the historic centre. Externally, it presents itself as a traditional Tuscan stone farmhouse, beautifully integrated into the local architecture, with exposed stone façades and windows overlooking both the village and the surrounding countryside, creating a seamless connection with the landscape.

ACCOMMODATION

The property is arranged over several levels and comprises three independent residential units, internally connected and offering exceptional versatility. It is ideally suited as a prestigious private residence, a multi-generational family home or an attractive hospitality investment in the heart of Versilia.

The ground floor hosts the principal apartment, accessed through a spacious entrance hall opening directly onto the private garden, creating a natural flow between indoor and outdoor living spaces. The accommodation includes a well-appointed kitchen connected to the living areas, while a hallway leads to the sleeping quarters comprising a master bedroom, a bedroom with en-suite bathroom, a further double bedroom, a single bedroom and an additional bathroom. Throughout the apartment, traditional Tuscan features have been carefully preserved, including exposed wooden beams, terracotta floors, stone details and authentic finishes that provide warmth and character.

The first floor accommodates a second independent apartment, accessible both via an external staircase and through the internal connection. The living area centres around a bright double reception room, offering generous space for entertaining and everyday living. An open-plan kitchen area complements the layout, while a hallway leads to three bedrooms and two bathrooms. The windows enjoy pleasant views over the historic village and the surrounding valley, enhancing the property's unique atmosphere.

The third apartment occupies the second floor and features a similar layout, with a spacious double reception room, open-plan kitchen, hallway, three bedrooms and two bathrooms. A distinctive feature of this unit is the upper floor, connected internally, where a charming mezzanine level provides additional accommodation comprising a study area, storage room and a further bedroom. This versatile space can easily be adapted as a home office, reading room, hobby area or guest accommodation.

OUTSIDE

One of the property's most attractive features is the private terraced garden located to the rear of the house. Enclosed by a traditional stone wall and accessed through a characteristic Tuscan wooden gate, this secluded outdoor space offers privacy, tranquillity and a truly authentic atmosphere.

Completing the property is a private swimming pool, beautifully integrated into the surrounding landscape and ideal for relaxation during the warmer months. The pool also represents a significant added value from an investment perspective, enhancing the property's appeal for the holiday rental and luxury letting market.

This is a rare opportunity to acquire an authentic Tuscan stone farmhouse in a picturesque hilltop village, combining traditional character, generous accommodation and excellent lifestyle or investment potential within easy reach of the Versilia coast.

Through the Expert's Eye: the property is in excellent overall condition, having been carefully maintained and well constructed. It is immediately habitable with no urgent renovation requirements. The configuration into multiple independent units, combined with its location in one of the most sought-after areas of Versilia, makes this property particularly suitable for income generation through short-term luxury rentals or hospitality use. Its layout allows for flexible management, whether as a full rental investment, a multi-family residence, or a hybrid private-commercial solution. Overall, this is a rare opportunity offering strong lifestyle appeal together with excellent income potential, in a highly desirable and established Tuscan destination.

Features

Code: Il cinghialino	Reason: Sale
Categoria: Rustic	Address: via dei mille, 1
Zip Code: 55041	Municipality: Camaiore
Total Square Meters: 360 sq.m.	Bedrooms: 10
Bathrooms: 5	Rooms: 18
Level: On two-levels	Total Floor: 3





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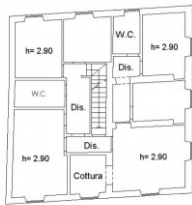




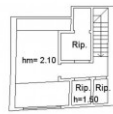








PIANTA PIANO SECONDO



PIANTA PIANO TERZO



PIANTA PIANO TERRA