

Townhouse for sale in Camaiore

Lido di Camaiore

€ 550.000

Ref. Villa Roma



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

Lido di Camaiore: casani real estate sells a semi-detached house with a garden on three sides and a parking space - Via Roma Capitale 1197, Lido di Camaiore

Via Roma Capitale 1197, Lido di Camaiore: in one of the area's most sought-after locations, just 350 meters from the seafront promenade and a 5-minute walk from the lovely Lido di Camaiore boardwalk, a villa with a garden is for sale.

This is a corner end-of-terrace villa, free on three sides: its position grants it natural light and exposure throughout the entire day. Built between the 1960s and 1970s, the house is in good condition but requires renovation work - yet it preserves an authentic character in its spaces and layout, elements that are hard to find in more recent constructions.

You enter through a gate leading into a shared area, from which you access the fully fenced private property: an exclusive garden on three sides and an internal parking space, a tangible asset in Lido di Camaiore, especially during the summer months when parking near the sea becomes a daily hassle.

Just 7 steps lead from the garden up to the raised ground floor, almost a prelude to entering the home. The hallway runs along the right side of the house and opens into the living area on the left, where large windows look directly out onto the greenery. On the same floor: a semi-habitable kitchen with independent access to the garden, convenient for dining outdoors without passing through

the living room; a guest bathroom; and an additional room, suitable as a bedroom or study depending on the needs of those who will live there.

An internal staircase of 18 steps leads up to the first floor: here lies the sleeping area, featuring two large double bedrooms and a dedicated walk-in closet.

The two bedrooms facing Via Roma Capitale, towards the sea, open directly onto a spacious solarium terrace: a private outdoor space on the bedroom floor, a rare find in a terraced house.

Completing the property is the basement floor, with three additional rooms to be defined according to the new owner's needs: a versatile space designed to expand the home without having to transform it.

THE AGENT'S ADVICE: I chose to feature this villa for its location: 400 meters from the sea, but above all for the corner position it occupies-a privilege that very few terraced houses can boast. It is a 1960s/70s house that requires renovation, but that is precisely what makes it interesting: it preserves a character in its spaces and materials that is rarely found in a new build, offering whoever chooses it the opportunity to renovate it according to their own taste without giving up the soul of the house. The garden on three sides, the internal parking space, and the solarium terrace on the first floor are features that, in an area like Lido di Camaiore, truly make all the difference. A property with concrete potential, ideal for those looking for a good compromise between location, outdoor spaces, and room for customization.

Certification

Energy Class: G

EPglr: 219.21 kwh/□

Features

Code: Villa Roma	Reason: Sale
Categoria: Townhouse	Address: Via Roma capitale, 1197
Zip Code: 55041	Municipality: Camaiore
Zona: Lido di Camaiore	Total Square Meters: 202 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Level: On two-levels
Total Floor: 3	Heating: Heating
Sea Distance: 300 meter	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Telephone System
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	









