**For sale | House**
Rosignano Marittimo,

## Price

3000000 €                    5769 €/m$^2$

## Description

Rosignano Marittimo, Tuscany - Livorno:

The Etruscan Coast is the seacoast that leads Livorno to Piombino and includes the prestigious Castiglioncello, Quercianella, Rosignano,Vada, Cecina, Bibbona, Marina di Castagneto, San Vincenzo.
White sand beaches like those of San Vincenzo and Baratti alternate with those rocky beaches of Castiglioncello, Sassoscritto e Cala del Leone, where the sea bed is much deeper.
More than the 20% of the area of Costa degli Etruschi consists of natural parks, protected areas, animal reserve and naturalistic areas.
The name Costa degli Etruschi" is due to the presence of important settlements, like those of Populonia and Venturina.

In the heart of this seacoast, famous for its historical importance and landscape beauty, we find Castiglioncello, place where is located this property, a manor house built in the 19th Century and today completely restored and habitable.
The property is disposed on four levels making 520 square metres in all.
Lower ground floor: rustic dining room, cooking corner, autoclave room, two bedrooms and bathroom. Possibility of creating two apartments for servers.
Ground floor: living room with fireplace, kitchen, studio, bathroom and double bedroom.
First floor: living room, studio, bathroom, four bedrooms and utility room.

Second floor: Small tower and wide panoramic terrace enjoying a superb view on the sea and the Tuscan Islands.

The manor part of the villa is decorated with frescoes on the ceilings and walls. The property is completed with 1800 square metres of garden.

Directly access to the beach.

| Area: | 520 m² |
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| Rooms: | 17 |
| Floors: | |

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