

For sale | House
 Montignoso,

Price

3000000 € 9464 €/m²

Description

Montignoso, Tuscany - Massa Carrara:

In **Tuscany**, within the municipality of Montignoso, a few kilometers from the renowned *Forte dei Marmi*, **exclusive villa** with garden and sea view.

The property is located in a dominating position on the hills of **Versilia**.

Thanks to its hilly position, this villa, surrounded by a perfectly maintained garden of 5000 square meters with palm trees and tropical plants, enjoys a breathtaking view on the sea, from Livorno to Carrara, and the Versilia seaside coast, as well as the Aghinolfi Castle, recently renovated and illuminated at night.

The villa has a total surface of 317,20 square meters disposed on three levels and composed as follows.

Ground floor: garage of 38 square metres, two storages, warehouse, two bathrooms, two cellars. It is possible to create a staff quarter or a guest apartment on this floor.

First floor: large living area with large window enjoying sea view, bathroom, kitchen and dining room with direct access to the veranda of 30 square metres. External boiler room. Large terraces, ideal for alfresco dining, complete this floor.

Second floor: three bedrooms, one of which has en suite bathroom, bathroom. Each room has private balcony with sea view.

In front of the house there is a large patio with 10 parking spaces and a private drive of 200 metres planted with tall cypress trees leading to the automatic gate.

The property is surrounded by 5000 square metres of land with exotic plants and typical

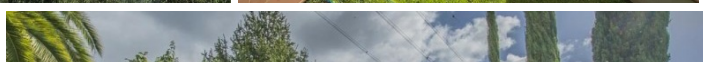


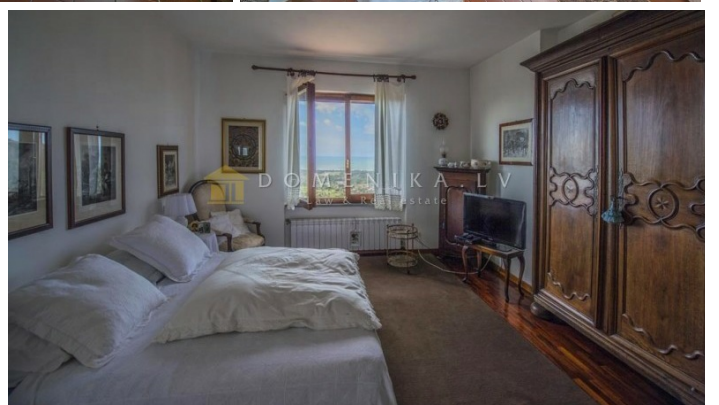
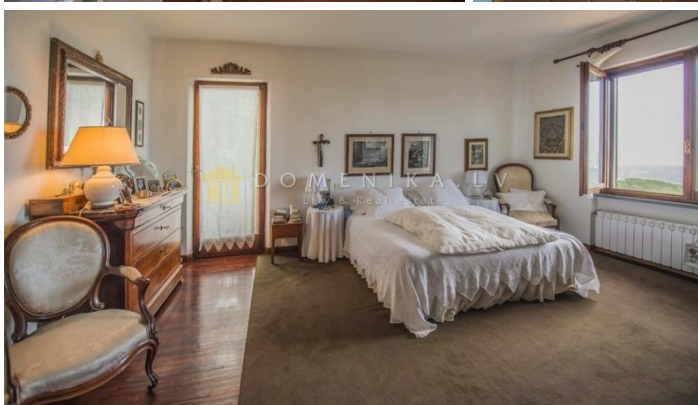
Mediterranean flora (more than 90 olive trees and many fruit trees).
The garden is provided with automatic irrigation system and sophisticated lighting system.

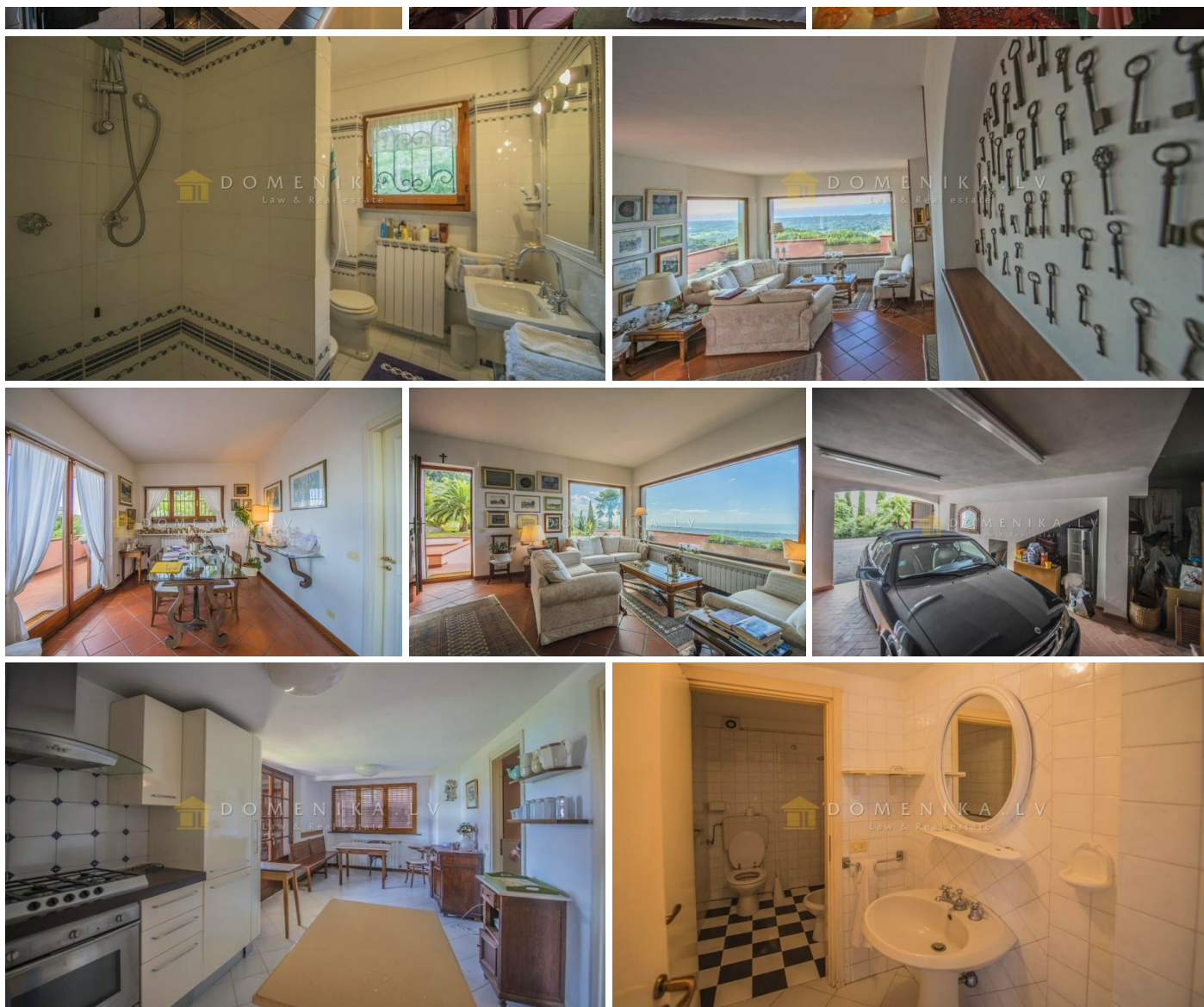
Close to several amenities like beaches (6 kms), Golf course (7 kms), and night life in Forte dei Marmi with its restaurants, trendy clubs and shopping (15 minutes by car).

Area:	317 m ²
Rooms:	10
Floors:	









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