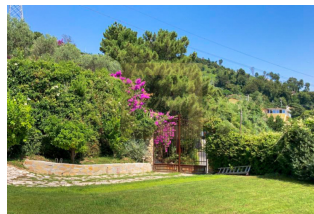


BEAUTIFUL PROPERTY WITH SEA VIEW IN THE TUSCAN HILLS - MONTIGNOSO

Italy, Toscana

Price:	€ 5 900 000
Object type	House, Twin Houses, Mansion, castle, estate, Penthouse
House type	Detached house
Market	Resale
Bedrooms	6
Number of rooms	21
Land area	6800 m2
Area	500 m2
Category	For sale



Beautiful property for sale on the hills of Montignoso, just a short distance from the Aghinolfi Castle. This elegant property is surrounded by a 6,500 sqm park planted with vineyards and olive trees, featuring a spacious garden hosting a panoramic swimming pool. Thanks to its recent construction, this 500 sqm villa boasts a classic style in furnishings, complemented by modern comfort, ensuring both convenience and style. The property spans over 4 floors, internally connected by an elevator that reaches the beautiful panoramic rooftop terrace. The ground floor, opening onto a view-filled veranda, houses a spacious living room adjacent to a dining room with a kitchen. On this floor, there is also a bedroom and a bathroom. On the first floor, you'll find the sleeping area, consisting of five bedrooms with en-suite bathrooms, a relaxation room with a reading corner, and a large balcony. Lastly, in the basement, there is another bedroom with a bathroom. Completing the property is a plot of land planted with vineyards and centuries-old olive trees, surrounding the property to ensure privacy.

Montignoso is an Italian municipality located in the province of Massa-Carrara, in Tuscany, in the north-western region of Italy. It is situated in the Tuscan hills, a short distance from the Tyrrhenian Sea coast, and is part of Versilia, a renowned coastal tourist area. The territory of Montignoso is characterized by picturesque hilly landscapes, featuring olive groves, vineyards, and forests. The municipality is known for its panoramic location, offering splendid views of the sea and the Aghinolfi Castle, an ancient medieval fortress that dominates the surrounding area. Montignoso is appreciated for its peaceful and rural atmosphere, yet it is easily accessible to the more famous coastal towns such as Forte dei Marmi, known for its beaches and nightlife, which is located nearby. This strategic location makes it an attractive destination for those seeking a combination of rural living and access to coastal amenities. The area is also known for the production of olive oil and wine, thanks to fertile



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land and the agricultural tradition of the region. In summary, Montignoso is a charming Tuscan municipality that offers a blend of natural beauty, culture, and tranquility, all within a short distance of the coastal attractions of Versilia.

DISTANCES:

- Villa → Montignoso 3.3 km;
- Montignoso → Forte dei Marmi: 10.2 km
- Montignoso → Pisa: 44.6 km
- Montignoso → Viareggio: 26.5 km
- Montignoso → Firenze: 131 km
- Montignoso → Cinque Terre: 79.4 km
- Montignoso → Milano Malpensa: 297 km
- Montignoso → Livorno: 64.8 km

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