



HILLTOP ESTATE WITH SEA VIEW IN VERSILIA

Italy, Toscana

Price:	€ 4 000 000
Object type	Mansion, castle, estate, House, Twin Houses, Hotel Apartment
Market	Resale
Bedrooms	8
Number of rooms	15
Land area	40000 m2
Area	610 m2
Category	For sale



This estate is located on the hills overlooking Versilia, a short distance from the sea and surrounded by 4 hectares of land, where there are a total of 3 villas, including a main villa, a stone outbuilding and a third unit to be completed. Each property has independent access, while the main entrance leads to a square where up to 7 cars can be comfortably parked. The garden also features a wonderful panoramic infinity pool that includes three technical rooms, one of which can be converted into a fitness area.

MAIN VILLA: The main property of this beautiful estate is spread over three levels for a total of 335 square meters. The entrance is on the ground floor, where the beautiful and panoramic infinity pool is also located, hosting below 3 technical rooms, one of which can easily be transformed into a fitness area with a panoramic view. The entrance leads to the spacious living area used as a relaxation area, featuring a high-quality pool table, ideal for carefree moments. On this floor, there is also a bedroom with a private bathroom, a laundry room, and a kitchenette/bar area. A terracotta staircase leads to the first floor, where there is a bathroom with a shower, a storage room, and another living area. The area is made unique and suggestive thanks to a cavity composed of natural rock and surrounded by a glass window, spectacularizing the environment. On this floor, there is also a large and livable kitchen, connected to the outdoor barbecue area with a terracotta oven and onto the terrace of over 100 square meters, providing an exceptional panorama to the kitchen and living area. Finally, on the second floor, there is the sleeping area, introduced by a long hallway with functional built-in wardrobes, a storage/laundry room, and three bedrooms, all with sea views. The master bedroom has a walk-in closet and an en-suite bathroom. The other two bedrooms, one twin and one double, share a common bathroom with a shower. Direct access to the outside is available from all floors, where large terracotta terraces visually expand the internal spaces surrounded by large windows. **STONE OUTBUILDING:** This stone property is located about 50 meters from the main villa, with independent access and developed on two levels for about 95 square meters. The interiors, furnished in the classic Tuscan style, feature terracotta floors and original wooden beams. From the stone patio, the entrance leads directly to the living room consisting of a masonry kitchenette,



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ceramic and wooden elements, a dining area, and a relaxing area made warm and welcoming by the large stone fireplace. On the first floor, there is the sleeping area consisting of a master bedroom, a second bedroom, and a bathroom with a shower. Furthermore, the bedrooms and the living room enjoy a seaview. THIRD PROPERTY: A rustic property nestled in the olive grove below the pool area. This unit is spread over two floors with ample space in front for adding a relaxation area with a Whirlpool tub and a splendid panorama.

Pietrasanta, an enchanting town in Tuscany, is renowned for its artistic beauty and rich cultural tradition. Known as the "Little Athens" for its abundance of artworks and collaborations with international artists, Pietrasanta is also famous for its picturesque squares, cobblestone streets, and historic charm. Nestled in a hilly landscape, the town is located a short distance from the renowned Versilia coast, offering a unique blend of culture, art, and natural landscapes.

DISTANCES

- > Villa → Forte Dei Marmi: 8.2 km
- > Villa → Camaiore: 16 km
- > Villa → Pisa airport: 47.5 km
- > Villa → Lercici: 41.3 km

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