Castagneto Carducci – Toscana

Dimora Sangiovese - Detached villa with garden , possible private pool

Property ID: IT252941986

PURCHASE PRICE: 850.000 EUR • **LIVING SPACE:** ca. 138 m^2 • **ROOMS:** 6

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At a glance

Property ID	IT252941986
Living Space	ca. 138 m²
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	2025

Purchase Price	850.000 EUR
Commission	Subject to commission
Total Space	ca. 179 m²
Equipment	Swimming pool

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Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Power Source	Air-to-water heat pump	Energy efficiency class	A

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The property

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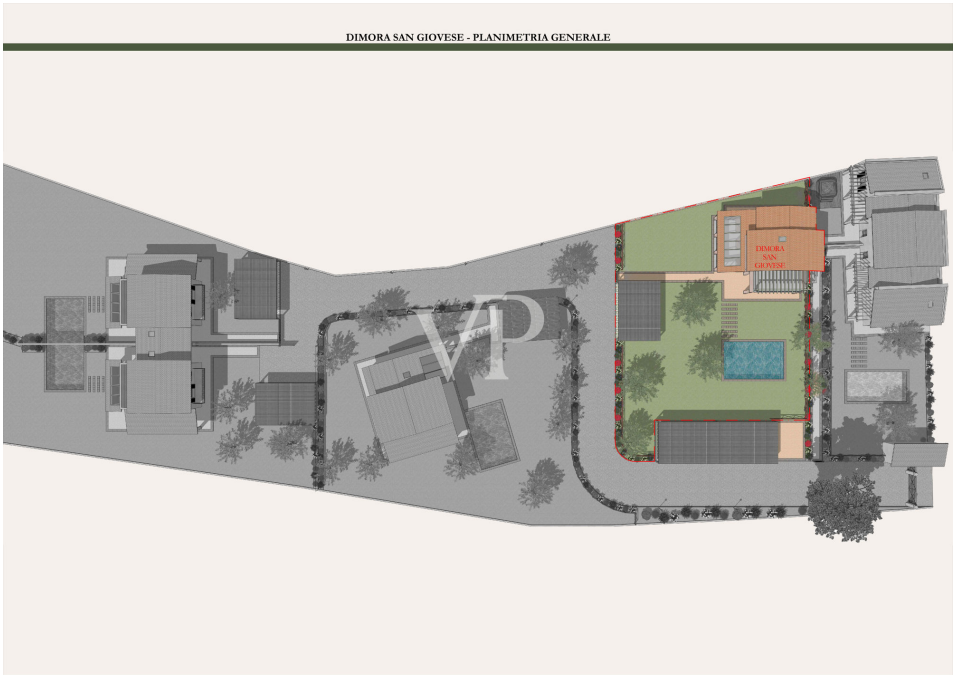
The property



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A first impression

In the most exclusive setting of the Etruscan Coast, along the famous Via Bolgherese - a wine road known throughout the world - we present Dimora Sangiovese, the most prestigious residence within the new residential complex Bolgheri Tuscany Villas. This magnificent villa is developed on two levels, offering generous and refined spaces, where natural light becomes the protagonist thanks to the large windows overlooking the wonderful private garden. Living area: The ground floor hosts a striking living area, where the living room facing west towards the sea blends harmoniously with the adjacent eat-in kitchen. The large sliding windows create a perfect continuity with the outdoor porch, ideal for outdoor dining and relaxing moments. The first floor is completed by a large solar greenhouse, to enjoy life in the countryside even during the winter season, protected by sliding glass windows, and a bathroom complete with shower. Sleeping area: The master bedroom is a true haven of privacy, with direct access to the balcony from which to enjoy a magnificent view of the Etruscan Coast. Additional two bedrooms, one of which also overlooks the balcony, to be used also as a personal office or closet room. Second designer bathroom, featuring fine finishes and branded sanitary ware. Accessory spaces: A practical covered pergola space adjacent to the kitchen completes the spaces, offering functional solutions for daily needs. The villa is equipped with a state-of-the-art home automation system that allows control of lighting, climate and security. Exterior: The 628-square-meter garden is an oasis of peace, designed by landscape architects to ensure privacy and beauty in every season. A private swimming pool with solarium can be built and becomes the heart of the outdoor area, while the photovoltaic pergola creates an outdoor dining area perfect for entertaining. The automatic irrigation system keeps the greenery always lush with minimal intervention. Efficiency and sustainability: - Energy class A4 - Integrated photovoltaic panels - Heat pump for air conditioning - State-of-the-art thermal and acoustic insulation - Provision for electric car charging station - Rainwater recovery systems Strategic location: - Directly on the Via Bolgherese - 5 km from the beaches (bike path available) - 6 km from the medieval village of Bolgheri - 15 minutes from Marina di Castagneto - 1 hour from the international airport of Pisa Ideal for: - Families looking for a prestigious main residence - Wine enthusiasts who want to live in the heart of the wine route - Investors interested in the Tuscan luxury real estate market - Those looking for an exclusive second home in one of the most renowned locations in Italy Finishes and Features: - High-quality wall coverings (terracotta, parquet, stoneware of your choice) in all rooms - Exposed solid wood beams - Thermal break windows with double glazing - Design interior doors - Branded wall-hung sanitary fixtures - Walk-in showers with tempered glass - Alarm system prearrangement - Electric gate with video intercom Timeline: - Site visits available from March 2025 -

Expected delivery: Late summer 2025 - Possibility of customizing finishes

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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