

# Toscana

## Quercianella

Ref. 5003: Classic villa, in good shape, 6 bedrooms. Uitzicht op zee,  
Asking Price: € 1.200.000

# Description

Beautiful classic villa in what in Italian real estate jargon often is called 'liberty style', but is actually Art Deco. The style is reflected in Italian architecture in the usual symmetry, high ceilings and windows, but with typical Italian features in tiled floors. Almost all the original materials are present in the villa, including beautiful hand-painted 'Caltagirone' floor tiles, which, together with the generous Mediterranean light, create a special atmosphere.

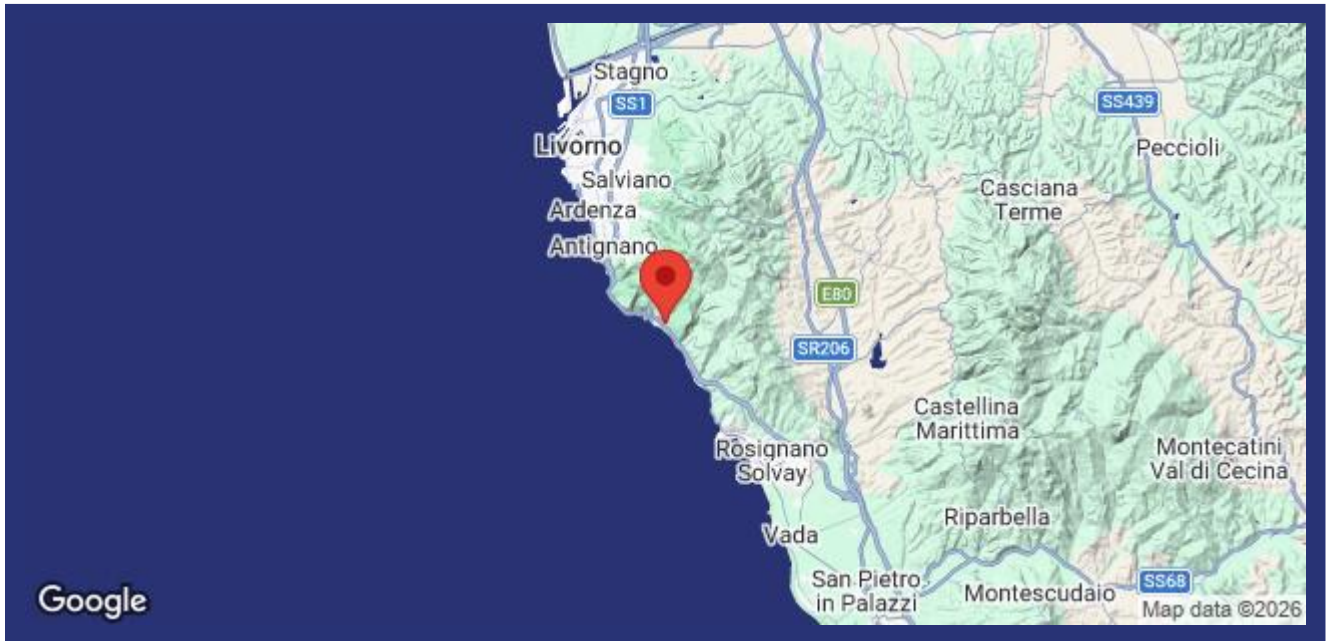
The villa is located just 600 meters from the coastline in a quiet residential area with lots of greenery and offers direct views of the azure blue sea from several positions. It is no secret for those who know the area that the climate here is particularly mild, comparable to the Cote d'azur or San Remo. The sea breeze is rarely absent in the summer, so that the nighttime temperatures are more than pleasant even without air conditioning, while the winter months are more like spring.

The spacious villa, built on 2 floors, stands on a plot of approximately 2000 m2 and is directly accessible from a small quiet road that serves the surrounding villas. There are 6 large bedrooms, a spacious kitchen, a large living room with stone fireplace and a total of 3 bathrooms. The bedrooms may offer more than enough space for the installation of additional bathrooms (en-suite).

The house is technically in order, with central heating on natural gas, an electrical installation in accordance with the standard and municipal tap water. The state of maintenance is good, although shutters and frames on the facade deserve attention (the sea wind has an influence on this).

A special object with status and charm in a special location for a very interesting price.

# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5003
- Villa/Farmhouse
- Seaview
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 1.200.000
- Floorspace: 300 m<sup>2</sup>
- SQM Plot: 2000 m<sup>2</sup>
- Bedrooms: 6
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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