

# *Rolling Hills*

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CHARMING ESTATES



Ref: BRK-004

Toscana - Lucca - Camaiore

PRICE: 2.200.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 310.00 Mq

Bedrooms: 4

Bathrooms: 5

Swimming-pool: 1

Land: 0.3 ha

Stunning villa with swimming-pool close to Camaiore, 4 bedrooms, 5 bathrooms and an enchanting garden.

An immaculately presented, modern villa with swimming pool and lush landscaped gardens, occupying a private position, yet only 10 mins drive from town centre and close to the sea.

Villa Calla has been extensively modernized in recent years and is presented in excellent condition throughout. It is surrounded by lush gardens extending up to approx. 3.000 sq m ( 0,75 acre) that give immense privacy.

The property is conveniently located within a short drive of Camaiore town centre with shops and facilities, and only 15 mins drive from the sea.

The access to the property is through an electric gated entrance that opens on to the large courtyard where it is possible to park various cars.

In addition, there is also a spacious garage.

In its terraced gardens surrounding the villa, planted with beautiful flowers and trees, has been built an elegant swimming pool with terraces and patio where relaxing under the Tuscan sun during hot summer days.

In addition, the building benefits from a large roof terrace - solarium with amazing views across the valleys and the sea, an ideal outside space where having dinner with family and friends.

Inside it offers modern and stylish accommodation, with lots of naturally bright rooms from which to admire the stunning gardens to the front and rear side of the villa.

The ground floor consists of bathroom, storeroom and a large open plan living room with open fireplace, dining area and a fully equipped kitchen.

The living area boasts large windows and doors that open on to the terrace facing the swimming pool.

Through the corridor we can reach the sleeping area, located on the opposite side, including two comfortable double bedrooms, both with en-suite bathroom (with shower), and the third bedroom with mezzanine area where is a "play room" for children and a spacious bathroom with bath-tub.

A superbly presented self-contained apartment located on the lower level of the villa, comprising double bedroom, bathroom and kitchen with dining -living area, offers great accommodation for your guests or for your staff.

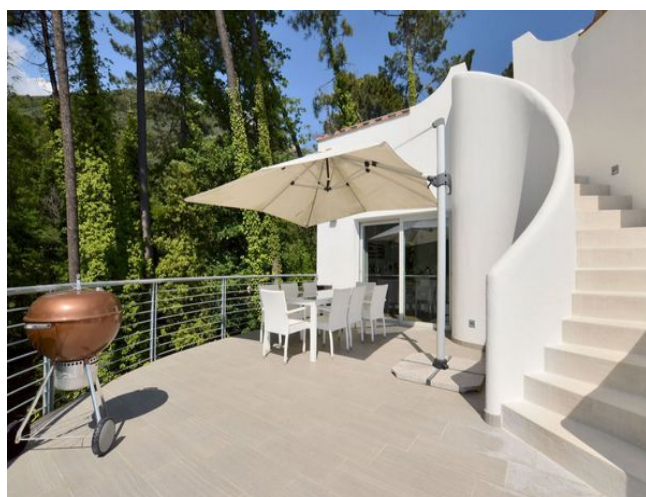
Outside, adjoining the garage is a wide portico currently being used as play room and gym.

### Position

The property is conveniently located within a short drive of Camaiore town centre with shops and facilities, and only 15 mins' drive from the seaside promenade.

The seaside in Lido di Camaiore is about 11 km away and is easily reachable in 15 minutes' drive.

Moreover, the strategic position enables to reach the major Tuscan cities of art such as Pisa and Lucca at just over 30 km away, Florence at 100 km away, the Ligurian coast (in Lerici), the Gulf of Poets and the splendid "Cinque Terre", all of them at about 70 km away.



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