



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 430,000

#### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Castagneto Carducci  
Posted: Jul 08, 2024  
Description: Visita Virtuale

If you are looking for the ideal home for your family, this three-bedroom flat with 300 sqm of garden is the perfect solution for you!

Located in Donoratico, this property offers a large and safe space where your children can play freely, as well as a tavern - cellar and a garage.

The 120 sqm flat is located on the ground floor of a building with only six self-contained units, thus guaranteeing tranquillity and privacy. The separate entrance welcomes you into a large living room with kitchen, which opens directly onto the terrace and garden. This outdoor space is perfect for holding outdoor dinners, letting the children play or simply relaxing in the sun.

The sleeping area consists of three bedrooms, all with direct access to the loggia and garden, thus offering a comfortable and pleasant connection to the outside. There are two bathrooms and a practical storage room to meet all the needs of a family.

In the basement, the property has a multi-purpose room and a garage totalling 80 square metres. These additional spaces can be used as a tavern, a cellar or an indoor play area, adapting perfectly to your family's needs.



Built in 2008, the property is in excellent condition and equipped with all necessary utilities. Independent methane gas heating and air conditioning ensure maximum comfort all year round.

The location is extremely convenient: only 700 metres from the railway station, 4 km from the beautiful beaches of Marina di Castagneto, 12 km from the renowned village of Bolgheri and 8 km from the tourist port of San Vincenzo. Here you can enjoy all the amenities and attractions of the area, without giving up the tranquillity of your new home.

This is a unique opportunity to purchase a spacious and comfortable home, perfect for a family. Don't miss this opportunity: contact us today for more information and to arrange a viewing.

Price: 430.000,00 Euro

### Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	120 sq m
Lot Size:	300 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/LSEA-T131/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LSEA-T131/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 4124

