



## listing



### Agenten-Info

|                 |  |
|-----------------|--|
| Name:           | ArKadia  |
| Name der Firma: |  |
| Land:           | Vereinigtes Königreich   |
| Telefon:        |  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 480,000 |

#### Standort

|                       |                     |
|-----------------------|---------------------|
| Land:                 | Italien             |
| Staat/Region/Provinz: | Toskana             |
| Stadt:                | Castagneto Carducci |
| Veröffentlicht:       | 09.05.2026          |

#### Beschreibung:

290 metres from the sea, in the heart of the Marina di Castagneto pine forest, elegant ground floor flat with three bedrooms, garden and parking.

The property is the result of the complete renovation of Villa Corallo, surrounded by extensive grounds, in one of the most exclusive and sought-after areas of Marina di Castagneto Carducci. The flat is on one level and comprises: a bright living room with kitchenette and direct access to the veranda, hallway, double bedroom with balcony, two single bedrooms, two bathrooms and a storage room.

Upon completion, the villa will be certified as Energy Class A++, guaranteeing high living comfort and significant energy savings in both summer and winter. The high-quality finishes and latest-generation systems comply with the most recent energy efficiency regulations.

It is currently still possible to customise the interior spaces, modifying the design to create a tailor-made flat, with finishes and solutions tailored to your needs.

Tax incentives are available for renovation work for the future owner.

Expected completion date: Summer 2027.

Living in Marina di Castagneto Carducci – Etruscan Coast

Marina di Castagneto Carducci is one of the most renowned tourist destinations on the Tuscan coast,



appreciated for its award-winning sandy beaches, centuries-old pine forest, unspoilt nature and perfect balance between sea and countryside. The area is also famous for its excellent food and wine and the charm of the historic villages of Bolgheri and Castagneto Carducci.

There are numerous attractions in the immediate vicinity:

- the beaches of Marina di Castagneto,
- the archaeological sites of Baratti and Populonia,
- the San Silvestro Archaeological Mining Park in Campiglia Marittima,
- the 'Il Cavallino Matto' amusement park in Donoratico,
- the Tombolo Talasso Resort with wellness centre,
- the thermal baths of Sassetta and Venturina Terme.

An ideal solution as a primary residence, summer home or prestigious real estate investment near the sea in Tuscany.

Price: 480.000,00 Euro

## Allgemein

|                          |                   |
|--------------------------|-------------------|
| Schlafzimmer:            | 3                 |
| Badezimmer:              | 2                 |
| Fertige m <sup>2</sup> : | 82 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                 |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/LSEA-T305/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LSEA-T305/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 0726

