



listing



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 576,445.96

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Livourne
Soumis:	04/11/2025

Description:

A unique opportunity in Quercianella! A short distance from the enchanting beaches and the lively town centre with all its amenities, we are offering for sale the first floor of an elegant 20th-century semi-detached villa, completely renovated with care and attention to detail.

The independent entrance on the ground floor, via a private courtyard of approximately 70 sqm, leads to a convenient external staircase that leads to the main house. A real added value is the independent studio flat located in the courtyard, equipped with a kitchenette and bathroom, ideal for guests, short-term rentals or as additional space.

The heart of the property is the splendid terrace with a pleasant partial sea view, accessible directly from the living area. This bright and welcoming space, thanks to its privileged exposure, extends the entire length of the terrace and offers double access to the outside, both from the kitchen area and from the living room. Perfect for enjoying lunches and dinners outdoors with a view.

The sleeping area has three comfortable bedrooms, one of which has a private balcony, and two full bathrooms with showers, ensuring privacy and functionality for the whole family.

The property boasts modern underfloor heating and is in impeccable condition thanks to a complete renovation in 2002, which included the facades and roof.

Unique Strengths:



No service charges: Enjoy the freedom and independence of a semi-detached villa with no additional fixed costs.

Strategic location: Immersed in tranquillity but a short distance from the sea and all essential amenities (shops, restaurants, transport).

Tastefully renovated and fully furnished interiors: Step inside and immediately experience the comfort of modern, functional rooms, with attention to every detail.

Ideal as a holiday home: With three bedrooms and two bathrooms, it offers space and comfort for families or groups of friends.

Double living opportunity: The independent studio flat on the ground floor expands the property's potential uses.

Private garden: A versatile outdoor space for relaxing, children's games or al fresco dining.

This property is the perfect solution for those seeking an exclusive holiday home, a spacious main residence or an investment with income potential thanks to the independent studio flat.

Price: 499.000,00 Euro

Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	120 m ²
Floor Number:	1

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/LSEA-T273/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 8625

