



## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 346,095.55

#### Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Castagneto Carducci  
Indicatif régional: 57022  
Soumis: 23/03/2026

#### Description:

Iconic living: traditional 1800s top-floor apartment for sale in the heart of Bolgheri, steps from shops & dining, minutes from the Tuscan coast. In the heart of the town of Bolgheri, where the world-renowned Avenue of Cypresses heralds one of Tuscany's most iconic hamlets, lies this turnkey 112-square meters (1205 sq ft) apartment on the second and top floor. Set within a historic 19th-century palazzo, the residence radiates an authentic atmosphere, meticulously restored in 2000 with traditional wooden window frames, double glazing, and integrated fly screens. The interior layout offers airy, functional spaces featuring a welcoming entrance, a living room with kitchen, two bedrooms, a bathroom, and a closet. This is a home where you can truly live the history of Bolgheri on foot; every local amenity, from fine-dining restaurants to artisanal boutiques, is just a short stroll away. The location is as strategic as it is evocative: while your windows overlook centuries of heritage, the golden sands of the Etruscan Coast are a mere 8 km away. It is the perfect retreat for those seeking a sophisticated weekend getaway or a high-yield holiday rental, offering a seamless blend of world-class vineyards and the refreshing Tuscan sea breeze.

PROPERTY Ref: LIV3592

Location: Bolgheri, Municipality: Castagneto Carducci, Province: Livorno, Region: Tuscany

Type: 112 sq m/1205 sq ft second-floor apartment within a classic town palazzo

Year of construction: 1800

Year of restoration: 2000s

Conditions: good



## Utilities:

Fixed telephone network: available

Internet: available

Heating: methane

Water: mains city supply

Electricity: available

Water waste: mains city connection

Wooden window frames with double glass and mosquito net

Distance from services: on foot

Distance from main airports: Pisa 75km, Florence 125 km

## Layout:

Second Floor: entrance hall, living with kitchen, 1 bathroom, 2 bedrooms, closet

Année: 1800

## Commun

Pied carré fini: 112 m<sup>2</sup>

Dimesions du lot: 1000 m<sup>2</sup>

Floor Number: 2

## Building details

Nombre de pieds carrés: 1

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1837/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1837/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 44087

