



## Excellent 3 Bed Villa for Sale In Via Chiusagrande Campiglia marittima Italy



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 663,053.62

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Tuscany
Città:	Campiglia Marittima
Cap:	57021
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### Descrizione:

Excellent 3 Bed Villa for Sale In Via Chiusagrande Campiglia marittima Italy

Esales Property ID: es5555026

Via chiusa grande prima 6a  
Campiglia marittima  
Livorno  
57021  
Italy

Seaside Sanctuary: Detached Villa with Olive Grove in Campiglia Marittima

Discover the quintessential Tuscan lifestyle in the prestigious Chiusagrande area of Campiglia Marittima. This detached villa offers a rare combination of coastal proximity and rural serenity, situated just 3 km from the crystalline waters of Rimigliano Park beach. Whether by a short drive or a breezy minutes-long



bike ride, you are perfectly positioned to enjoy one of the most beautiful stretches of the Etruscan Coast.

## The Residence: Spacious & Sun-Drenched

Set across a single, well-organized level, the villa boasts 150 m<sup>2</sup> of commercial space (140 m<sup>2</sup> walkable) designed for comfort and functionality. The home's quadruple orientation (North, South, East, and West) ensures that every room is bathed in natural light throughout the day.

The heart of the home is a generous living area, cleverly divided into a formal dining space and a cozy lounge for relaxation. Adjoining this is a practical kitchenette and a dedicated storage room. The sleeping quarters are accessed via a central hallway and comprise three spacious double bedrooms, offering ample accommodation for family or guests. One of these bedrooms features a private en-suite bathroom, complemented by a second well-appointed bathroom with a shower serving the rest of the home.

For those with a passion for traditional Tuscan crafts, the basement level houses a functional cellar equipped with vats and winemaking tools, perfect for processing your own harvest.

## The Grounds: 1.6 Hectares of Opportunity

The villa is set within an expansive 1.6-hectare (16,000 m<sup>2</sup>) plot, fully fenced and accessed via a private entrance. The land is currently home to a flourishing olive grove, producing high-quality Tuscan oil. Furthermore, the terrain offers excellent potential for those wishing to plant a vineyard, allowing you to create a boutique label right from your backyard.

Additional structures on the property include a separate annex, currently utilized as a storage room and garage, providing plenty of space for vehicles, gardening equipment, or a workshop.

## Technical Specifications & Amenities

This property is presented in good condition, ready for immediate occupancy while offering a canvas for personalized updates.

- \* Interior Layout: 6 Rooms, 2 Bathrooms.
- \* Climate Control: Independent heating (Propane/Butane gas) and air conditioning installed for year-round comfort.
- \* Outdoor Features: Expansive private garden, olive trees, and dedicated uncovered parking spaces.
- \* Storage: Large cellar and detached outbuilding/garage.
- \* Solar Panels

## The Location: Campiglia Marittima

Living in Chiusagrande means embracing the 'Slow Life.' You are minutes away from the medieval charm of Campiglia Marittima, the thermal waters of Venturina Terme, and the vibrant marina of San Vincenzo. The proximity to Rimigliano Park provides miles of protected dunes and pine forests, ideal for hiking, cycling, and Mediterranean sunbathing.



This estate represents a versatile investment—perfect as a primary residence for those seeking peace and nature, or as a high-yield holiday home given its strategic position near the sea.

## ABOUT THE AREA

Via Chiusagrande is a serene rural road located in the Chiusagrande area of Campiglia Marittima, within the Livorno province of Tuscany. This area is characterized by its authentic Mediterranean landscape, where rolling hills are dotted with silver-green olive groves and rows of vineyards. Positioned just inland from the famous Etruscan Coast, Via Chiusagrande offers a peaceful retreat that captures the essence of the Tuscan Maremma, blending agricultural heritage with coastal proximity.

The location is exceptionally well-placed for nature and beach enthusiasts, sitting approximately 3 kilometers from Rimigliano Park. This protected coastal nature reserve features miles of pristine sandy beaches backed by a dense forest of pines and holm oaks. The area around Via Chiusagrande is ideal for 'slow tourism,' where residents and visitors often traverse the flat, scenic roads by bicycle to reach the sea or the nearby thermal springs of Venturina Terme.

Historically, the Chiusagrande district is tied to the medieval splendor of Campiglia Marittima, one of Tuscany's most beautiful hilltop villages. The town center, just a short drive from Via Chiusagrande, is a labyrinth of cobblestone alleys, arches, and stone piazzas crowned by a 10th-century fortress. The region is also famous for the San Silvestro Archaeological-Mines Park, which showcases the area's rich history of mineral extraction dating back to the Etruscan era.

For international travelers, the nearest airport is Pisa 'Galileo Galilei' Airport (PSA), located about 75 to 80 kilometers to the north. The drive typically takes around 50 to 60 minutes via the SS1 Aurelia highway. Alternatively, travelers can use the Florence 'Amerigo Vespucci' Airport (FLR), which is roughly 150 kilometers away, or take advantage of the excellent train connections from Pisa Centrale directly to the Campiglia Marittima railway station.

## MAiN FEATURES:

- \* 150m<sup>2</sup> of living space
- \* 16000m<sup>2</sup> plot
- \* 3 Bedroom
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Condizione: Good

## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 150 mq  
Dimensione del lotto: 160000 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.409.953

