



## 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: USD 346,095.55

#### Location

Country: Italy  
 State/Region/Province: Tuscany  
 City: Castagneto Carducci  
 ZIP code: 57022  
 Posted: Mar 23, 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

Built: 1800

**Common**

Finished sq. ft.: 112 sq m

Lot Size: 1000 sq m

Floor Number: 2

**Building details**

Number of Floors: 1

**Lease terms**

Date Available:

**Additional information**

Website URL: [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

