



## 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 457,999.77

#### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Castagneto Carducci  
Posted: Mar 26, 2026

#### Description:

Bolgheri: 114 m<sup>2</sup> flat for sale with views of the countryside and the sea, located within a historic building. In excellent condition and ready for immediate occupancy

Imagine living in the heart of Bolgheri, with its charming bars and wine bars – one of Tuscany’s most enchanting villages – and being able to enjoy a stunning view every day that takes in the sea and the rolling hills beyond.

Set within an ancient building steeped in history, this two-storey flat is situated on the second floor and the attic level, offering a cosy space where the charm of the village blends with the comforts of home. As you enter, you are greeted by the living area, comprising the living room and kitchen – a warm and welcoming space, perfect for relaxing or enjoying meals with friends and family.

The property features two bedrooms and two bathrooms, with a well-planned layout that ensures both practicality and privacy. The mezzanine, with a comfortable sleeping area, adds a touch of character to the home and is ideal as a guest room, a relaxation area or a study. The flat is completed by a practical storage room, which is always useful in everyday life.

The property is in excellent condition, so you can move in straight away and start enjoying your new home without a care in the world. The natural light streaming in through the windows and the unobstructed view of the countryside create a particularly pleasant and charming atmosphere.



Ideal both as a home and as an investment for international holiday rentals.

Properties with these features in the centre of Bolgheri are very hard to come by and highly sought-after. An opportunity well worth seeing in person.

Contact us to arrange a viewing and discover the charm of this house for yourself. It could become your own special haven in the heart of Tuscany.

Price: 397.000,00 Euro

### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	114 sq m
Floor Number:	2

### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<a href="http://www.arkadia.com/LSEA-T321/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/LSEA-T321/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### **Contact information**

IMLIX ID:	6225
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