



COLDWELL BANKER

24RE

Coldwell Banker 24RE

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Chalet for Sell in Castagneto Carducci - Area: Bolgheri

📍 Via Bolgherese, Livorno, LI

925.000€



Contact info



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Description

MERLOT RESIDENCE

Villa for sale in Castagneto Carducci, in the Bolgheri area, currently under construction with completion scheduled for 2026.

The property is spread over two levels with a total surface area of 149 m2, of which 129 m2 are walkable.

Consisting of 4 rooms, it includes 3 bedrooms and 2 bathrooms, ideal for those looking for large spaces and modern comforts.

On the ground floor is the kitchen which overlooks a large living area which leads to the large, cool and private porch. Going up to the first floor we find the double bedroom, a single bedroom, a full bathroom and two large balconies.

The private garden that completely surrounds the villa offers an outdoor space embellished with a private swimming pool.

Equipped with independent heating powered by photovoltaic panels and air conditioning system, which guarantee energy efficiency.

The property includes 3 uncovered parking spaces.

A particularly noteworthy and valuable feature is the high A/4 energy rating, thanks to the pergola with photovoltaic panels, which makes the property highly cost-effective in terms of efficiency and performance.

This villa represents a unique opportunity for those who wish to live in the charming Bolgheri area with all the modern comforts.

Details



Property ID: CBI162-2999-615



Surface: 149.00 m²



Rooms: 4



Garden: Privato, 840 sqm



Bathrooms: 2



Energy Class: A4



Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Under construction**



Surface: **149.00 m²**



Rooms: **4**



Bedrooms: **3**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Touristic**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private, 840 sqm**



Safe: **Yes**



Swimming pool: **Yes**



Parquet : **Yes**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



