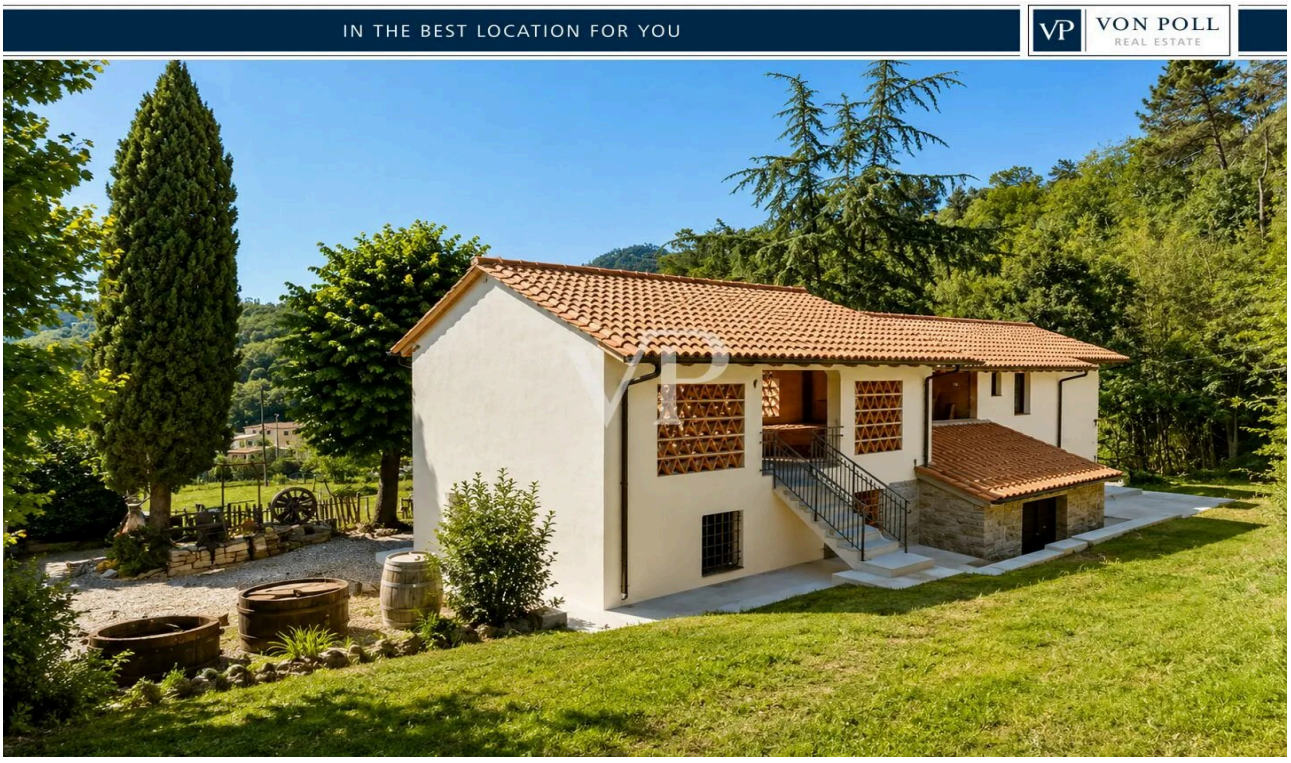
Camaiore – Toscana

The Rebirth of a Farmhouse in Camaiore

Property ID: IT262943135



PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 348 m^2 • LAND AREA: 1000 m^2

Property ID: IT262943135 - 55041 Camaiore – Toscana

- At a glance
- The property
- Floor plans
- A first impression
- Contact partner

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At a glance

Property ID	IT262943135
Living Space	ca. 348 m²

Purchase Price	1.200.000 EUR
House	Single-family house / Detached house
Total Space	ca. 400 m²
Equipment	Swimming pool

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The property





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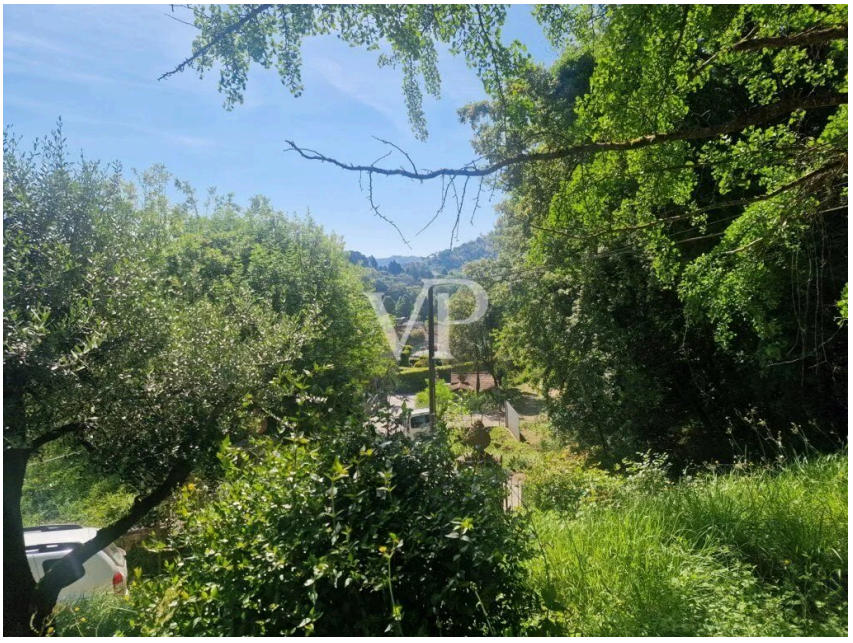




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The property



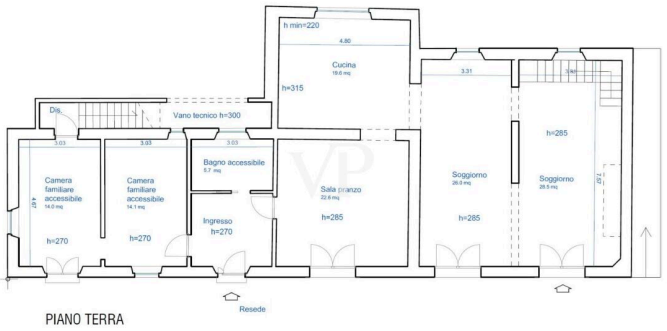


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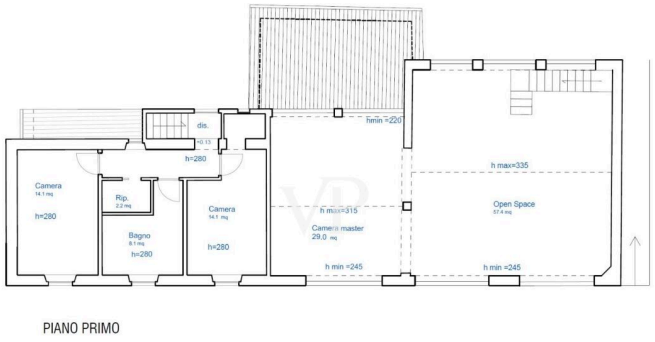
Floor plans



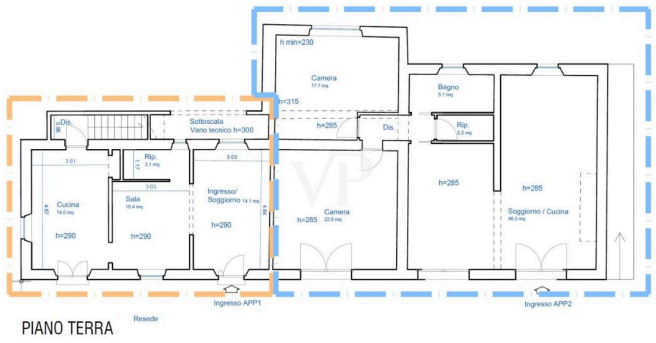




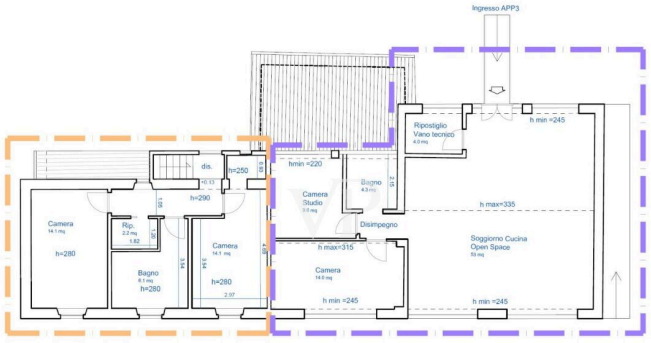
Bozza di progetto casale unico - Piano Terreno (fuori scala)



Bozza di progetto casale unico - Piano Primo (fuori scala)



Bozza di progetto 3 unità - Piano Terra (fuori scala)



PIANO PRIMO

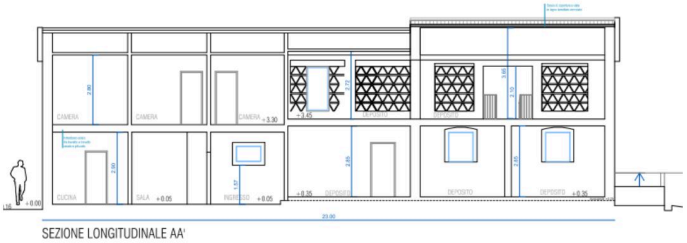
Bozza di progetto 3 unità - Piano Primo (fuori scala)



PROSPETTO FRONTE



PROSPETTO RETRO



SEZIONE LONGITUDINALE AA'

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT262943135 - 55041 Camaiore – Toscana

A first impression

Panoramic farmhouse currently undergoing restoration in the hills of Camaiore

On the outskirts of Camaiore, in a scenic location surrounded by greenery, the restoration of an ancient stone farmhouse is taking shape. It is part of an elegant, fully renovated real estate complex consisting of the farmhouse itself and a villa.

The project offers great flexibility for buyers: it is possible to purchase the entire building or one of the three independent units planned as part of the project. For those seeking an exclusive residence, there is also the option to create a single, prestigious home, completely customizing the interior layout to suit their specific needs.

It is important to note that the farmhouse is not completely isolated: it shares the driveway with the adjacent villa, while still maintaining its own identity and private spaces.

The three units included in the project

Sub 1 – Two-story townhouse
A two-story layout featuring a living room, kitchen, and storage room on the ground floor; on the first floor, a master bedroom, a second bedroom, and a bathroom. The property is complemented by an exclusive garden of approximately 500 m².

Sub 2 – Ground-floor apartment
A home designed to blend seamlessly with the outdoor spaces, featuring a spacious living room with kitchen, two master bedrooms, and a private garden of approximately 220 square meters.

Sub 3 – First-floor apartment
A bright apartment with a spacious open-concept living room and kitchen, a master bedroom, a single bedroom, and stunning views of the Camaiore Valley.

Outdoor spaces
The property is surrounded by a charming natural setting and includes:
- approximately 2,500 square meters of garden, partly used as a vineyard and orchard;
- a small 14-square-meter outbuilding for tool storage;
- a woodland of approximately 1 hectare;
- a private well.

There is the potential to build a swimming pool; however, this is an optional feature and

has not yet been constructed.

Property Features
- Total gross floor area of approximately 348 square meters, consisting of:
residence (category A/3) on two levels: 121 square meters;
- warehouse (category C/2) on the ground floor: 120 square meters, with a change of use currently in progress;
- warehouse (category C/2) on the mezzanine level: 102 square meters, with a change of use currently in progress.

Prices
€1,200,000 for the entire building in its current (unfinished) condition.
€1,800,000 for the entire building once fully completed.
Starting at €390,000 per individual unit (unfinished).
Starting at €550,000 per individual unit, fully completed.

An ideal opportunity both for those seeking a prestigious residence surrounded by nature and for those looking for a customizable solution in one of Versilia's most picturesque settings.

Property ID: IT262943135 - 55041 Camaiore – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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