

# Villa Capezzano Pianore Price on Application Ref. REA445



**180 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6**

Villa "The waterfall"

in Camaiore, Capezzano Pianore.

I am alive as long as I hear waterfalls, birds and winds singing.  
(John Muir)

This delightful villa for sale in Versilia is ready to live a comfortable and peaceful life, enjoy the silence of the countryside and the proximity of the Versilia coast.

Large garden of 2000 square meters  
Superior finishes  
Salt pool with hydromassage waterfall  
Comfortable square footage  
Solar panels  
Recent construction

Accessing the property through the comfortable driveway with parking for several cars, you are greeted by the light of the clear materials, the green of the lawn, the blue of the swimming pool, a relaxing view that well describes the value and comfort of the villa for sale versilia.

Outside the building a comfortable pergola area for outdoor moments.

The villa is spread over three levels:

On the ground floor an external porch ideal for outdoor dining leads us to the large living room characterized by light and soft tones, an elegant setting with corner fireplace and dining room overlooking the pool. The ground floor is completed by a bright, eat-in kitchen and a bathroom.

A large, illuminated spiral staircase leads to the sleeping area on the first floor with two double bedrooms, large and bright, each with its own master bathroom and balcony.

The basement and windowed floor offers an additional living space with central hall, double bedroom, study and bathroom.

A luxury, elegant and comfortable villa in a well served area.

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Leonardo Real estate

Viareggio Corso Garibaldi, 170

## Property details

**Address:** via Capezzano

**Zip Code:** 55041

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 6

**State of Preservation:** Restored

**Level:** Buildings

**Total Floor:** 2

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 2016

**Current Status:** free to deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 2.000 sq.m.

**Sea Distance:** 2.750 meter

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Wooden Window Frames

Safe-Deposit Box

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



















