

**independent house**  
**Capezzano Pianore**  
**€ 570.000 negotiable**  
**Ref. C713**



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

Renovated villa with garden and olive grove for sale in Capezzano.

In a dominant and reserved position, surrounded by greenery and quiet is this wonderful villa perfectly renovated with garden on four sides, driveway entrance and olive grove.

The spaces of the villa for sale are generous, every interior and exterior detail is cared for and pleasant.

The raised ground floor welcomes a beautiful masonry kitchen, a large living room with a leading fireplace and access to one of the two verandas. Also on the floor we find a room and a windowed bathroom.

On the first floor with the parquet sleeping area there are three double bedrooms, two balconies and two windowed bathrooms.

On the basement and windowed floor we find a spacious tavern with a fireplace, as well as two other perfect spaces to create a study area and another bathroom

"In that hour that everything has stillness,  
O solitary guardian of the heavens,

You can't feel the night wind  
And the sighing harpoones Love that hatches  
The pale gates of dawn?"

James Joyce, New May

Quiet location and close to amenities  
Renovated  
Large spaces  
Garden and olive grove

A stately home in the green of Capezzano

Ref. C713  
[www.immobiliare-leonardo.it](http://www.immobiliare-leonardo.it)

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Contact Us at 0584961129 / .393756339708

Or come and visit us at our headquarters in Viareggio in Corso Garibaldi, 170.

The proposed address may be nearby for privacy reasons

## Property details

**Address:** via Aquarella, 8

**Zip Code:** 55041

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 6

**State of Preservation:** Restored

**Level:** Buildings

**Total Floor:** 1

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 2020

**Current Status:** free to deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 4.800 meter

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

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			



















