

**Villa  
Collina  
€ 548.000 negotiable  
Ref. REA434**



**320 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 14**

Villa "La Camelia"

Independent villa with large garden in the hilly area of Camaiore

Surrounded by hills, woods and valleys but not at all isolated, we offer for sale this elegant and elegant villa of large size with marble finishes and solid wood fixtures.

Reserved and well maintained, the villa for sale represents a refined real estate solution, with a garden of about 4500 square meters on the four sides with large spaces to create a swimming pool in full sun.

The ground floor of about 270 square meters welcomes us in the large double living room with a 17th-century fireplace, and a small area to continue towards a kitchen connected with a large pantry and with the garage..

The sleeping area, disengaged by a large corridor leads us to the four large double bedrooms and the two windowed bathrooms.

The basement with independent access from the garden and with generous heights makes it possible to build an independent apartment as well as a generous out-of-ground tavern. It currently consists of two large rooms with three closets and a bathroom.

In the well-kept park completely flat, well organized with internal roads, green areas and rare plants, we find a small swimming pool, a parking area.

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Leonardo Real Estate  
Viareggio Corso Garibaldi, 170

## Property details

<b>Zip Code:</b> 55041	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 3	<b>Rooms:</b> 14
<b>State of Preservation:</b> Excellent	<b>Level:</b> Buildings
<b>Total Floor:</b> 2	<b>Heating:</b> Heating
<b>Parking:</b> Uncovered Parking	<b>No Barriers:</b> Yes
<b>Age Construction:</b> 1979	<b>Current Status:</b> free to deed
<b>Garden:</b> Common, 4.500 sq.m.	<b>Sea Distance:</b> 11.000 meter
<b>Kitchen:</b> Regular Kitchen	

## Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned	Telephone System
Wiring: By Law	Shower	Predisposition for Alarm
Safe-Deposit Box	Shutters	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			















