Castagneto Carducci – Toscana

Syrah Mansion -Spacious villa with garden and possible swimming pool

Property ID: IT252941989

PURCHASE PRICE: 1.140.000 EUR • **LIVING SPACE:** ca. 234 m^2 • **ROOMS:** 12 • **LAND AREA:** 439 m^2

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At a glance

Property ID	IT252941989
Living Space	ca. 234 m²
Rooms	12
Bedrooms	5
Bathrooms	5
Year of construction	2025

Purchase Price	1.140.000 EUR
Commission	Subject to commission
Total Space	ca. 273 m²
Equipment	Terrace, Swimming pool

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Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.08.2035	Final Energy Demand	25.00 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	A

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A first impression

In the prestigious Via Bolgherese, a street that is the symbol of Italian wine excellence, we present Dimora Syrah, an extraordinary villa of over 230 square meters that embodies the essence of contemporary Tuscan luxury and maximum comfort, developed on a single above-ground floor with a beautiful attic.
5 bedrooms - 5 bathrooms.

Living area: The large open-concept living space overlooks the garden facing all the way west to admire the sunset over the sea. It naturally joins the dining area and kitchen, adjacent a full bathroom and laundry room serving the common area.

Sleeping area: The master bedroom is an oasis of tranquility overlooking the garden, complete with walk-in closet and private bathroom with fine finishes. Two other bedrooms, both generously sized, offer comfort and privacy, served by a second designer bathroom with walk-in shower.

In the attic we find two rooms, each with a half bath, usable either as a study area or as children's or guest rooms.

Accessory Spaces: A multifunctional utility area provides space for laundry and storage, while the integrated home automation system allows intelligent control of all systems.

Exterior: The Mediterranean garden is a masterpiece of landscape design, where a private swimming pool can be built upon request.

Private covered parking spaces.

Technology and sustainability: - Energy class A4 - Integrated photovoltaic system - Latest generation home automation - Heat pump air conditioning - Rainwater recovery - Electric car charging station.

Customizable finishes through the renowned company Berni, a leader in high-quality furniture in Tuscany.

Timeline: Expected delivery: end of summer 2025

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Contact partner

For further information, please contact your contact person:

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