

Farmhouse a Camaiore Colline Camaiore € 550.000 Ref. 1275



300 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

This ancient Castle overlooks the sea and is one of the most important ruined castle in the area. The barracks at the lower end, of the 10th century, have undergone a sensitive restoration and now serve as a tasteful Tuscan residence.

This is a secluded spot without being kilometres off the tarmac road, the residence is accessed via a gentle slope through the olives groves that largely belong to the property offered for sale. With its open face to the coast, the property offers the mildest climate in Italy.

The location is midway between the walled city of Lucca and the Versilian Coast so just 30 minutes drive from Lucca and 20 from the coast. Pisa airport is one hour away.

The property also offers delightful walks through the forests of the estate towards the nearby village where there are four restaurants, and two grocery stores.

The property consists of six properties, the ruined castle, the restored country residence, the chapel, a barn used as a garage, the ruined barn and the ruined dependence consisting of 7/8 rooms.

The main house was architect restored but will need a cosmetic makeover. It is built on several floors. At the base of the ancient tower is the kitchen-dining room with a high fireplace and pantry. The cantina houses the boiler room, tool store and laundry. This cantina is also used by the current owner for candlelit dinners romantically enclosed by the old wine vats. In front of the main house is the barn which is used as a garage, storeroom with an olive store above.

The first floor consists of the master bedroom which is actually on the second level of the tower. There is also a bathroom and a

spacious sitting room, there is also a small office/library and a large studio/living room which is a large space 5 or 6 meters high with stone walls on show and a huge fireplace.

A connecting door leads to a mezzanine level of the attached cottage where there is a large bedroom and a bathroom. The ground floor has an open, living space. This annex could be used a separate guest suite.

The second floor and the third level of the tower has a, second, central living room with large picture windows and skylight windows. At the southern end, there is a double bedroom on one side and a single bedroom and bathroom.

There are ancient terracotta tiles and opened beamed ceilings throughout. All finishings have taken comfort and a traditional atmosphere into consideration.

The roof has always been maintained and has new downpipes/gutters.

The main feature of the entire property is the fact that you will, within the price, get a historic castle. The ruined castle was destroyed probably in 1237. One of the things that the current owner has suggested is to landscape the part of the hills upon arrival under which is the castle. At the moment, the castle walls cannot be seen from this side but it would be amazing to get the cleared and get the view of the castle.

Under the castle on the western side, there are vineyards from which, the neighbour makes wine.

A short walk away, there is a stable and also a ruined farmhouse to be restored. These are found along a walking path from which one can reach the village .

Certification

Energy Class: F

Property Informations

Address: via di Pedona

Bedrooms: 4

Bathrooms: 2

Rooms: 10

State of Preservation: Good

Level: On two-levels

Total Floor: 3

Heating: Heating

Parking: Carport

Age Construction: 1200

Current Status: free at the

Garden: Private

Kitchen: Regular Kitchen

Features

Closet

Cellar

Shower

Shutters

Nearby

Cafe



























