



Category: Single home

Location: Massarosa

Province: Lucca

Rif: 469

Premises surface: 325

Price: 850.000,00

Reference: 469

N° bagni: 3

N° Camere: 5

Tuscan Villa with Private Pool and Sea Views – Hilltop Position, Minutes from the Coast Set in the peace of the Tuscan countryside, in a commanding hillside position, this charming villa with private pool combines two rare qualities: proximity to the sea and the freshness of the hills. Its elevated setting enjoys constantly breezy days - never sultry, even at the height of summer - and open views reaching as far as the sea in the distance. The property is surrounded by more than 11,000 sqm (over one hectare) of private land, divided between garden, olive grove and woodland - a secluded, quiet setting in direct contact with nature, ideal for those seeking privacy just minutes from the coast. An elegant tree-lined driveway leads to the estate, setting a tone of privacy, charm and exclusivity from the very first approach. The villa is arranged over two above-ground levels, with spacious, bright and well-distributed rooms designed for comfort all year round. The main residence of approximately 325 sqm retains the authentic charm of traditional Tuscan homes: terracotta floors, exposed wooden-beam ceilings and typical architectural details that bring warmth and elegance to the interiors. The living area is welcoming and light-filled, with a large kitchen flowing naturally into the outdoor spaces; the sleeping area offers spacious, comfortable rooms for family and guests. The true highlight is the large panoramic terrace - the heart of outdoor living - home to a beautiful pool of approximately 12 x 7 metres, overlooking the greenery and the distant sea view. A perfect space for relaxing in the sun, al fresco dining and convivial moments, cooled by the hillside breeze. The villa is in good condition and ready to move into: independent heating, a natural-gas heat pump (heating/cooling) and air conditioning ensure comfort in every season. An independent outbuilding of approximately 64 sqm completes the property - ideal as a guest annex, studio, hobby space or utility area. An ideal solution as a private residence or holiday home in Tuscany, for anyone seeking a charming property with pool, sea views, private land and the cool of the hills, within easy reach of the sea.





