

# Rustic for sale in Seravezza Minazzana Price on Application Ref. 2081



## 150 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 9

The Rustico is located on the hills of Alta Versilia just 15 km from the sea of Forte dei Marmi.

On the municipal road you can access the private road through a gate that leads down to a large parking lot, and reaches the upper floor of the house.

In the 1970s the house was renovated by architect Angelo Mangiarotti, internationally recognized as one of the most influential designers of the 20th century.

All the details designed by Mangiarotti have been preserved and highlighted: the floor-level windows on the stairs and the small window inside the fireplace, the same area adjacent to the fireplace with its sofas, positioned on a lower level than the living room.

The house is very bright and all the windows enjoy a spectacular sea view on the Versilia coast.

Total house surface area 148.68 sq. m. of which residential surface area 112.74 sq. m. and NON-residential 35.94 (cellars and bathroom on the ground floor and terrace on the first floor)

Completely renovated in 2020, the house is equipped with a photovoltaic system (16 panels) and solar thermal system (3 panels), underfloor heating system, air conditioning in the bedrooms, living room and kitchen.

On the ground floor the kitchen with a large sliding glass door, a large living room on two levels with a large fireplace with window and Tuscan ceiling with beams and mezzanine, a double bedroom (15 m2) with en suite bathroom and access also from the garden; at the back 3 cellars, one of which has been revisited as a laundry room,

From the living room you can access the upper floor via an open staircase finished with a steel railing and floor-level windows.

On the upper floor, a double bedroom (15 m2) with en suite bathroom and a double bedroom (20 m2) with en suite bathroom and a large terrace with sea view with access also from the outside.

Adjacent to the kitchen, a pergola with sliding glass doors. From the pergola you access a 45 sq. m. storage room, with bathroom, used as a small apartment without a kitchen.

On the west side of the house, there is a large courtyard bordered by stone walls with a flowerbed in the center. All the external floors around the house are finished with Cardoso stone.

In front of the house, a 50 sqm garden is the roof of the apartment located in the plain below. The apartment is an open space with fireplace, kitchen and large bathroom. Outside, a large terrace overlooking the sea.

The property includes a plot of land of approximately 2 hectares on large plains connected by a tractor road and divided into a garden around the house, an orchard and vegetable garden on the plains above the house and an olive grove and chestnut wood on the plains below the house.

Possibility of installing a swimming pool in the plain below the house.

LPG powered but methane connection nearby.

## Certification

**Energy Class:** E

## Features

|                          |                                 |
|--------------------------|---------------------------------|
| Code: 2081               | Reason: Sale                    |
| Categoria: Rustic        | Municipality: Seravezza         |
| Zona: Minazzana          | Total Square Meters: 150 sq.m.  |
| Bedrooms: 4              | Bathrooms: 5                    |
| Rooms: 9                 | State of Preservation: Restored |
| Parking: Carport         | Balconies: Present              |
| Terrace: Present         | Garden: Private                 |
| Kitchen: Regular Kitchen | Terrace                         |
| Tv Antenna : Autonomous  | Porch                           |
| Tv SAT : Autonomous      | Closet                          |
| Cellar                   | Fireplace                       |
| Air-Conditioned          | Wiring : By Law                 |
| Shower                   |                                 |

## Nearby

|                 |      |
|-----------------|------|
| Football Fields | Cafe |
|-----------------|------|









