

SANTANDREA  
luxury houses

Price: €700,000  
Bedrooms: 3  
Bathrooms: 2  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Livorno Toscana

Livorno (Livorno) - Luxury apartment of 180 square meters, totally renovated with design finishes, in a historic villa with a large condominium park, on the first hills of Livorno, with a beautiful sea view through a field of olive trees, with independent entrance and developed on 3 levels.

The apartment is accessed through the condominium park which offers large spaces that leads to the independent entrance of the house.

Access to the apartment is via an elegant staircase that leads to the first floor where there is a large bright lounge from which you access the terrace and to the very large kitchen, furnished with designer furniture, divided from the living room with a sliding glass door, and with independent access to the terrace.

The sleeping area offers an elegant master bedroom suite with bathroom, a large wardrobe area and a bedroom with a King Size bed, as well as a second bedroom and bathroom with waterfall shower.

The upper floor is accessed via a designer staircase where the attic is lit by two very large dormers, and that can easily become a third bedroom.

An extremely modern and elegant apartment, finished with extremely valuable details, in a classic, reserved, but not isolated environment.

## LOCATION

Livorno Municipality of Tuscany (104.5 km<sup>2</sup> with 157.783 inhab. In 2019), provincial capital. It is located on the Tyrrhenian Sea, at the southern end of the Arno coastal plain, 15 km from the mouth of the river. Following the urban expansion of the capital around the original nucleus and along the coast to the Romito cliffs, the villages of Ardenza and Antignano are an inseparable whole with it. The splendid "Terrazza Mascagni" which overlooks the sea and the islands of the archipelago with fiery sunsets and the 'ancient' neighborhood, characteristic of Venice, a part of the city crossed by the ditches, that is the canals where the

sea water flows and it insinuates itself forming waterways daily crossed by boats as if they were normal roads. A very different face compared to the more modern part of the city, a mix that gives Livorno an authentic character that is still little inflated by tourism.

## SERVICES

DISTANCES PISA AEROPORTO: 25 KM FIRENZE: 90 KM ROMA: 358 KM MILANO: 376 KM

Floor: 1st

Number of rooms: 3

Number of bedrooms: 3

Number of baths: 2

Number of terraces: 1

Concierge: No

Elevator / Lift: No

Garden: Shared

Year renovated: 2016

