

# Rocchette, just a 10-minute walk from the beach: your own garden villa at the price of an apartment. - REF. VRS2

For Sale - centre - €650,000.00

Bedrooms: 3 - Bathrooms: 2

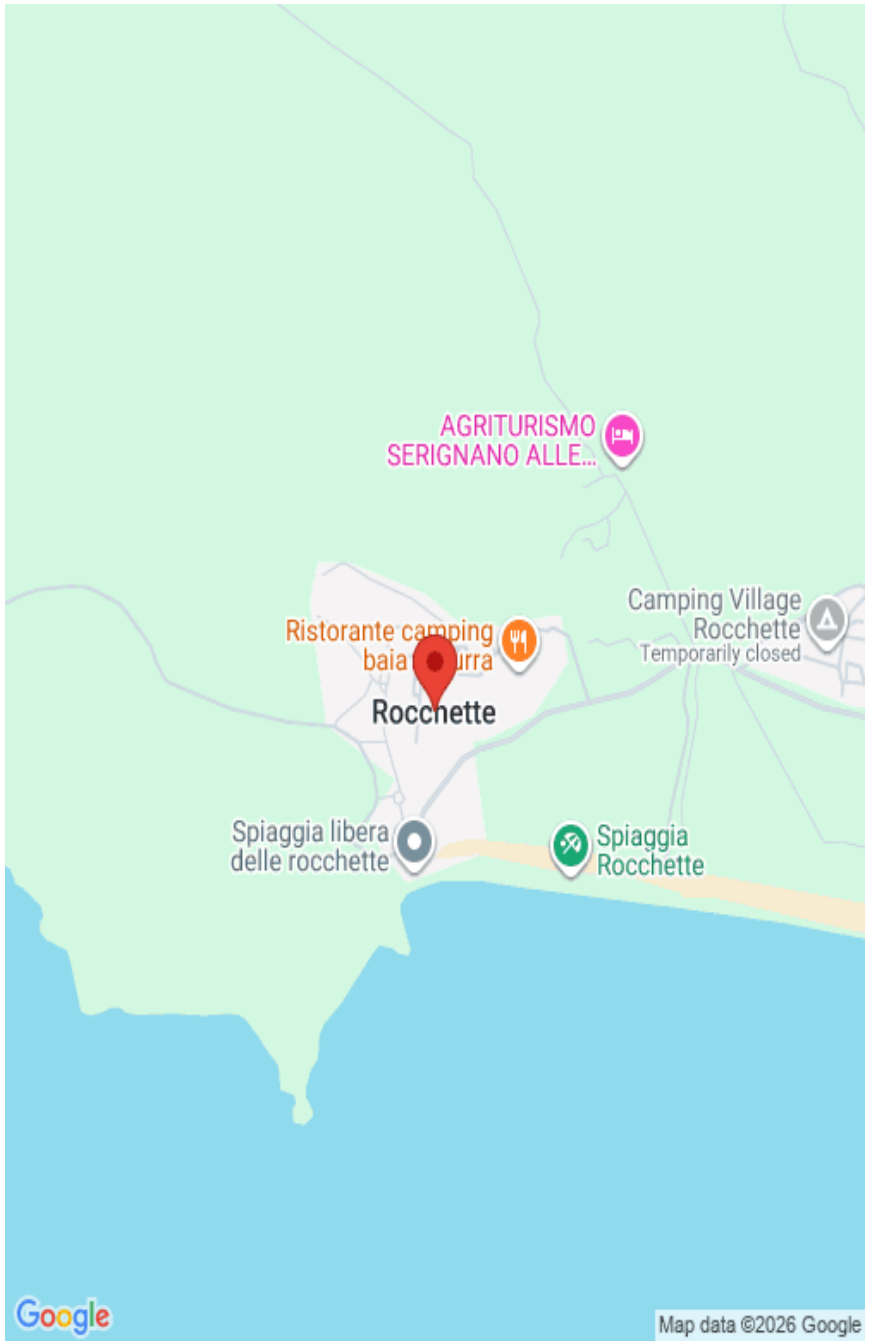
# Key features

Bedrooms: 3 - Bathrooms: 2
Guests: 10

• 2 bathrooms
• 3 bedrooms
• garden
• veranda

# Full description

Imagine next summer. You wake up, enjoy your morning coffee under the gazebo, then take a ten-minute walk down to the beach. When you return, you rinse off under the outdoor shower and relax in the sun in your own garden. Now imagine next Christmas: the same home, warm and welcoming, with the whole family gathered around the fireplace.
**This home offers you both.**
**THE PROPERTY**
In one of the most beautiful areas of Castiglione della Pescaia, we are delighted to present this fully renovated 109 sqm apartment, featuring:
• Bright living room with open-plan kitchen
• 3 bedrooms
• 2 bathrooms
• Veranda
• Private garage
• 110 sqm private garden with gazebo, outdoor shower and a spacious sunbathing area
**WHY CHOOSE THIS HOME?**
• **Enjoy it all year round.** Independent natural gas heating and air conditioning make it ideal both as a holiday home and as a permanent residence.
• **Ready to move in.** The property has been completely renovated, so there is no work to be done and no unexpected expenses. Simply bring your suitcases and start enjoying your new home.
• **Two bathrooms make all the difference.** Whether you have children, grandchildren or friends staying over, you can enjoy relaxed mornings without having to queue.
• **Your own private garage.** No more leaving your car under the summer sun or wasting time looking for a parking space.
• **An investment with promising prospects.** In the coming years, Rocchette will be connected to the centre of Castiglione della Pescaia by a new cycle path.
**THIS IS THE RIGHT HOME FOR YOU IF…**
• You are looking for a move-in-ready holiday home for next summer, one that will also welcome you at Christmas.
• You love having family and friends around, with children and grandchildren coming to visit throughout the year.
• You want the independence and lifestyle of a villa without the price tag. The property is part of a small condominium, but its own entrance, private garden and privacy make it feel just like a detached home.
Properties like this in Rocchette don't stay on the market for long. Don't miss out on this opportunity.
**Book your viewing : +39 0564 935070**
*Alfareal – Castiglione della Pescaia*

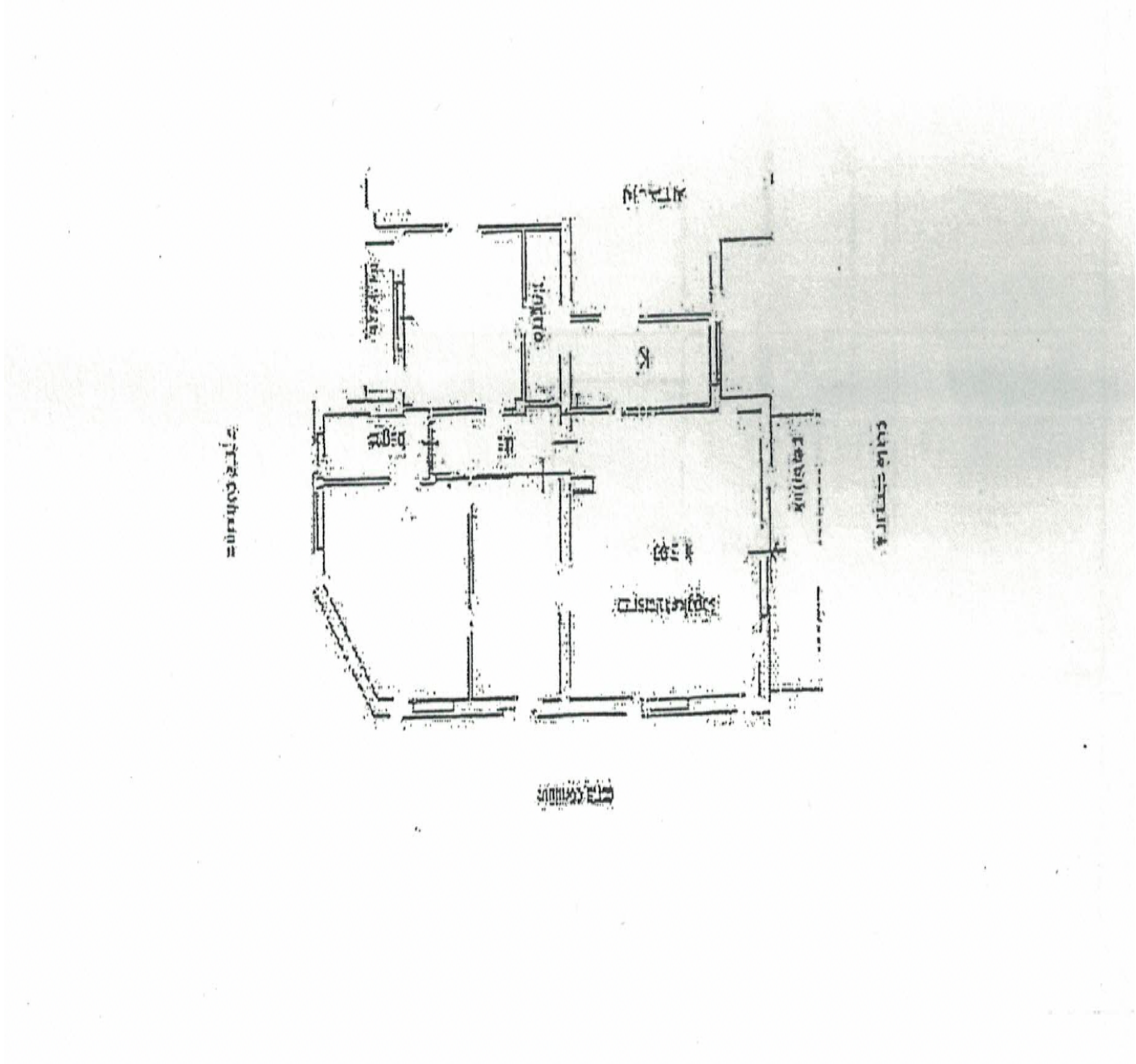












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