



## **Villa for sale in Pietrasanta**

### **Marina di Pietrasanta**

**€ 1.200.000**

**Ref. CBI129-1593-130060**



**335 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11**

#### **Villa Beatrice**

Villa Beatrice is an elegant residence located near the Versiliana Park, about 550 meters from the beaches of Marina di Pietrasanta, surrounded by a well-kept garden of about 500 square meters.

The property displays typical classical architecture of stately villas and is spread over an area of about 320 square meters, out of three main levels, a large terrace on the mezzanine floor leads us inside in the hallway, which serves a generous living area consisting of a double living room, dining room with fireplace, kitchenette with dining area from which you can access another large terrace ideal for enjoying convivial moments outdoors. On there is a bedroom on this floor.

Going up to the upper floors we find on the mezzanine a cloakroom and a bathroom with sauna.

The first floor is dedicated to the sleeping area disengaged from a bright landing served by a balcony, three bedrooms generously sized bed, a large wardrobe compartment, two bathrooms and a closet.

#### **Forte dei Marmi**



On the top floor there is another room versatile and a magnificent terrace of more than 20 m<sup>2</sup> with panoramic views, one fantastic space to stay and relax outdoors.  
The villa is equipped with a laundry/bathroom area adjacent to the garage communicating with the apartment.  
In the basement, always reachable from the inside, there is a cellar and a technical room.  
Several cars can be parked inside the garden.  
This property, suitably modernized, will become a fascinating setting for experiencing one of the most beautiful areas of the Versilia Riviera.

\*For privacy reasons, the address in the file is indicative, however the property is located in the immediate vicinity.\*

## Certification

**Energy Class:** E

**EPgl<sub>nr</sub>:** 311.92 kwh/□

## Features

Property ID: CBI129-1593-130060	Contract: Sale
Categoria: Villa	Address: Via C. Pisacane, 3
Zip Code: 55045	Municipality: Pietrasanta
Zona: Marina di Pietrasanta	Total sqm: 335 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 11	Internal condition: Good
Floor: Buildings	Total floors: 4
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1950	Current Status: Available after the deed of sale
Balconies: Present, 12 sq.m.	Terrace: Present, 53 sq.m.
Garden: Private, 500 sq.m.	Sea distance: 550 meter
Kitchen: Kitchenette	Garage: for one car, 16 sq.m.

## Rooms

Lavanderia : 11 sq.m.	Anticamera : 10 sq.m.
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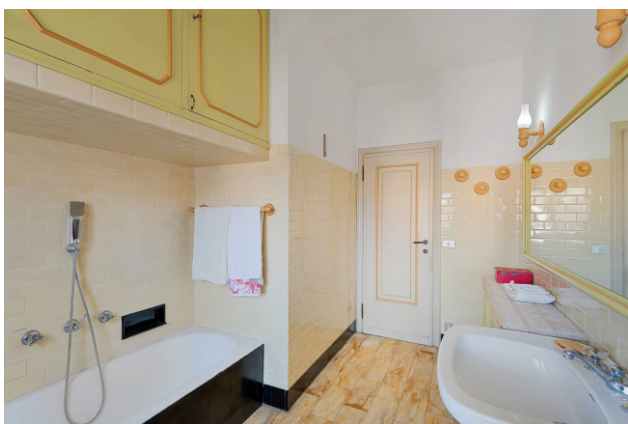














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**Forte dei Marmi**

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