



**COLDWELL BANKER**  
FORTE DEI MARMI

Forte dei Marmi  
Via Idone, 3 - 55042 Forte dei Marmi (LU)  
(+39) 0584 1532273

## **Villa for sale in Pietrasanta Strettoia € 990.000 Ref. CBI129-1593-130100**



### **300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Villa Giorgia is located in the countryside behind Forte dei Marmi, just 4 km from the famous beaches, it is newly built and is situated in a quiet but convenient position for accessing all services, it is surrounded by a large garden of about 3000 square meters ideal for those who love large open spaces and privacy.

The villa is spread over three levels, covering around 300 m2, on the ground floor there is a large living area, which is divided between a spacious kitchen with fireplace and a living area. Both areas overlook a porch of about 35 square meters, where it is possible to enjoy the surrounding landscape with a view of the beautiful Versilia hills and spend pleasant moments outdoors.

Also on the ground floor, there is a large disengaged bedroom, offering privacy and comfort. Next to the bedroom, there is a bathroom for maximum comfort.

Upstairs is a large room with balcony, which can be divided into two generous bedrooms if required. This space offers many possibilities for customization and adaptation to individual needs. Also on this floor, there is another bathroom and a versatile attic

**Forte dei Marmi**

Via Idone, 3 - Forte dei Marmi (LU) - (+39) 0584 1532273  
fortedeimarmi@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



room, which can be used as an office space or cloakroom or adapted for different purposes according to the needs of the residents.

The property in the basement includes a cellar and garage of about 150 square meters, extremely convenient for safely parking cars using the appropriate stairway and for easily reaching the adjoining house.

The villa is characterized by a traditional design inspired by the quality rustic style, the peaceful location and the vast surrounding garden offer a relaxing and pleasant environment, ideal for enjoying life in the countryside. Despite the quietness, the villa is still close to all essential services, including shops, restaurants and other renowned attractions 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:** A2

**EPglnr:** 49.00 kwh/□

## Features

Property ID: CBI129-1593-130100

Contract: Sale

Categoria: Villa

Address: Via Dei Gigli, 5

Zip Code: 55045

Municipality: Pietrasanta

Zona: Strettoia

Total sqm: 300 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 6

Internal condition: Restored

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2022

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 3.000 sq.m.

Sea distance: 4.000 meter

Kitchen: Regular Kitchen

Garage: Shed, 50 sq.m.

## Rooms

Loggia : 35 sq.m.











**COLDWELL BANKER**  
 PER MOTIVI DI PRIVACY LE  
 PLANIMETRIE SONO CONSULTABILI  
 SOLO SU RICHIESTA