



Villa for sale in Pietrasanta Vallecchia € 750.000 Ref. CBI129-1593-130103



170 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Villa Elisa is an independent property and is located in Vallecchia, in a strategic position a short distance from the center of Pietrasanta and about 5 km from the beaches of Versilia.

The villa is divided as follows: on the first floor there is an apartment of about 130 square meters which offers generous spaces and includes a welcoming entrance hall, a large living room with a beautiful fireplace, an eat-in kitchen with a small balcony, a closet and a sleeping area where three bedrooms. One of the bedrooms also has a mezzanine in the attic, which adds a touch of charm and further versatile space. Two bathrooms are available to the inhabitants of the apartment. A large 35 m² habitable terrace accompanies the sleeping area and is perfect for enjoying the mild climate of our Versilia and spending relaxing moments outdoors.

A double garage, a practical laundry room and the cellar in the basement complete the services of this apartment which is also accompanied by a garden with an automatic gate, planted with olive trees and precious ornamental plants, which create a pleasant and relaxing environment.

On the ground floor of the building there is an already leased commercial fund, which represents a source of income. This commercial space is made up of a room of about 100 m², the heart of the business, and also has a usable pergola of about 50 m², which offers a covered outdoor space, in addition there are a warehouse and additional services available.

This property represents an ideal solution for those who wish to live in a residential area that allows easy access to the beaches and the many attractions of Versilia, to the heart of the city of Pietrasanta and to fantastic excursions immersed in the nature of the Apuan Alps Park. Furthermore, with its combination of living comfort and commercial opportunities, it offers an extremely attractive



investment.

For privacy reasons, the address in the file is indicative and the property is located nearby - Exclusive Sale of Coldwell Banker

Certification

Energy Class: F

EPgInr: 187.00 kwh/□

Features

Property ID: CBI129-1593-130103

Contract: Sale

Categoria: Villa

Address: Via B. Pilli, 3

Zip Code: 55045

Municipality: Pietrasanta

Zona: Vallecchia

Total sqm: 170 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 10

Internal condition: Good

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Carport

Date of construction: 1970

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 35 sq.m.

Garden: Private, 450 sq.m.

Sea distance: 5.000 meter

Kitchen: Regular Kitchen

Garage: for two cars, 45 sq.m.

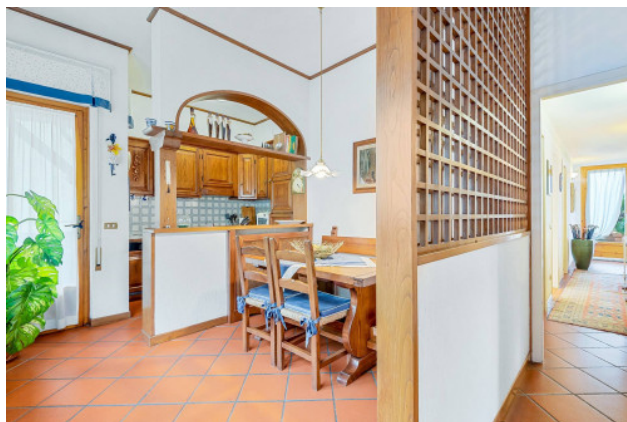
Rooms

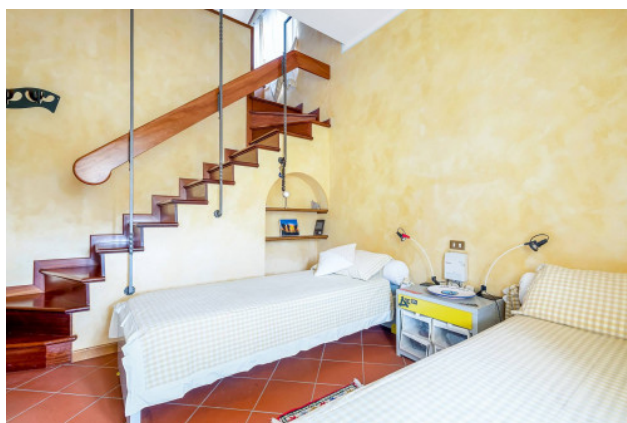
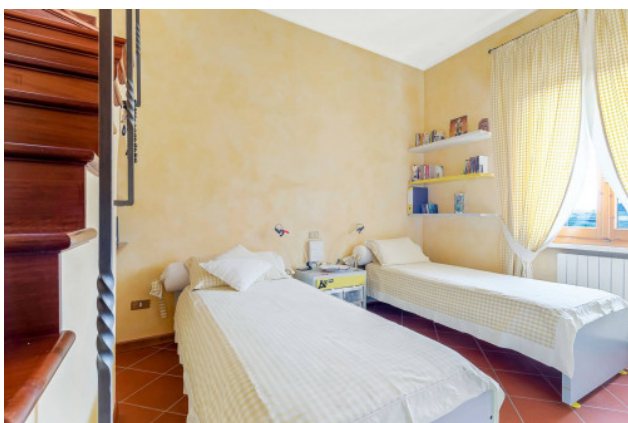
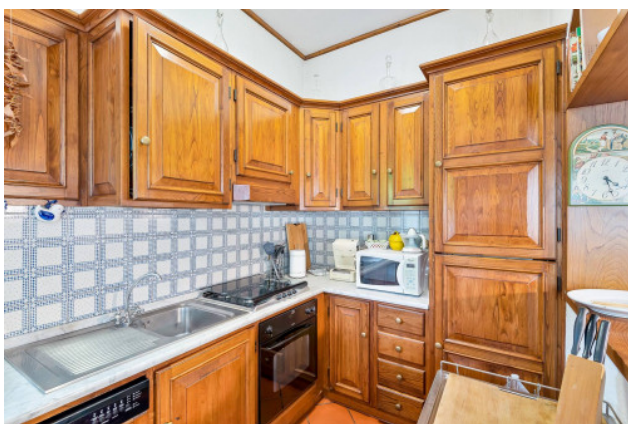
Lavanderia : 10 sq.m.

Magazzino

Loggia : 50 sq.m.

Laboratorio : 100 sq.m.









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 PER MOTIVI DI PRIVACY LE
 PLANIMETRIE SONO CONSULTABILI
 SOLO SU RICHIESTA