



COLDWELL BANKER
FORTE DEI MARMI

Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi (LU)
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Two-family villa for sale in Pietrasanta

Marina di Pietrasanta

€ 890.000

Ref. CBI129-1110-130217



170 sq.m. | Bathrooms: 4 | Bedrooms: 2 | Rooms: 14

Elegant recently built semi-detached villa with garden located in the town of Fiumetto, in Marina di Pietrasanta.

The property, located in the heart of Marina di Pietrasanta a stone's throw from the sea, is spread over three levels, embraced by a lush garden on three sides, guaranteeing privacy and green space and allowing you to immerse yourself in the tranquility and nature of this residential area.

The ground floor, of approximately 60 m², houses a bright living area with kitchen, a bathroom and a dressing room. On this level there is access to large outdoor spaces covered by elegant wooden pergolas.

On the first floor, of approximately 56 m², we find the sleeping area, with two spacious bedrooms, both with private bathrooms. Outside, two large balconies for each room allow you to enjoy the panoramic view of the Apuan Alps.

The top attic floor of approximately 53 m² is made up of several rooms, ideal as additional, non-habitable space.

Finally, in the basement of approximately 57 m² there are two large rooms and a bathroom.

The villa is equipped with radiator heating and air conditioning to guarantee the perfect temperature in every season.

The exterior of the villa is characterized by a large well-kept garden of approximately 250 m², with two pergolas that allow you to use

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the exteriors during the warm seasons. In the garden there is an independent annex of approximately 17 m2 with independent access, ideal as additional space. The property is accessed via an exclusive pedestrian avenue.
This villa represents a unique opportunity to enjoy the beauty of the Tuscan coast in a comfortable and refined environment.

The Villa is offered for sale in its current state. The floors, staircase and bathrooms need to be finished and are not included in the asking price.

The published renderings provide an example of how the property could look once finished.

Property exclusively for sale by Coldwell Banker - For privacy reasons the address in the form is indicative, the property is however located in the immediate vicinity

Certification

Energy Class: B

Features

Property ID: CBI129-1110-130217	Contract: Sale
Categoria: Two-family villa	Address: Via San Giovanni Bosco, 95
Zip Code: 55045	Municipality: Pietrasanta
Zona: Marina di Pietrasanta	Total sqm: 170 sq.m.
Bedrooms: 2	Bathrooms: 4
Rooms: 14	Internal condition: Excellent
Floor: Buildings	Total floors: 3
Independent heating: Heating	Current Status: Available after the deed of sale
Garden: Private	Sea distance: 940 meter
Kitchen: Regular Kitchen	











