

## **villa for sale in Pietrasanta**

### **€ 800.000**

### **Ref. 3239**



**608 sq.m. | bathroom: 4 | room: 5 | local: 10**

| COD: 3239 | PIETRASANTA | SURROUNDED BY GREENLAND!! |

MAGNIFICENT 450M<sup>2</sup> DETACHED VILLA WITH 30,000M<sup>2</sup> OF LAND, PERFECT AS AN INVESTMENT!!!  
VILLA TO BE CUSTOMIZED, POSSIBILITY OF MAKING A SWIMMING POOL  
The pictures show the result of the villa following the renovation!!

The finished villa will exceed one million euros in market value. What are you waiting for to get involved?!

Detached villa on two levels with three annexes, 30,000 m2 of garden and parking spaces:

The villa is divided into two apartments, one on the ground floor and one on the first floor: Ground Floor: Entrance with living room, eat-in kitchen with fireplace, sleeping area with a bedroom and a bathroom and a large annex connected to the ground floor; First Floor: Entrance from an external staircase onto a hallway with eat-in kitchen with terrace, a living room with terrace, sleeping area with 2 double bedrooms, 1 single and a full bathroom; Garden: The outdoor area has been developed to be lived in 360 degrees, There are various annexes that can be used to expand the property, a

swimming pool can be built;

#### Strengths

Fully customizable. Perfect for becoming a hospitality facility. Easy to generate income. Huge plot of land.

For information and visits:

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## Certification

**Energy Class:** G

**EPglNr:** 234.00 kwh/□

## Features

|                               |                                        |
|-------------------------------|----------------------------------------|
| code: 3239                    | motivation: Sale                       |
| Categoria: villa              | address: Via Castruccio Castracani, 25 |
| CAP: 55045                    | municipality: Pietrasanta              |
| total sqm: 608 sq.m.          | room: 5                                |
| bathroom: 4                   | local: 10                              |
| plan: Multi-Storey            | total plans: 2                         |
| Heating: Heating              | parking: Carport                       |
| age construction: 1970        | present state: free to the deed        |
| garden: Private, 30.000 sq.m. | distance to the sea: 2.500 meter       |
| kitchen: Present              | box: Double                            |
| tv sat : autonomous           | fireplace                              |
| conditioned air               | wc without windows                     |
| shower                        | alarm predisposition                   |
| pool                          |                                        |

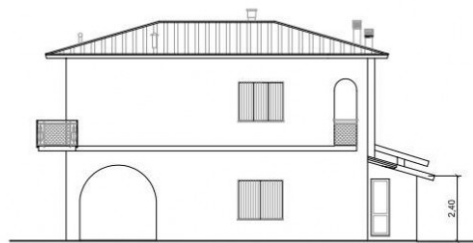
## Nearby

|                    |                  |
|--------------------|------------------|
| gym                | spa              |
| soccer fields      | sport club       |
| tennis club        | bicycle path     |
| playground         | railway station  |
| public transport   | nursery          |
| elementary schools | Schools          |
| High Schools       | bar              |
| post offices       | shopping centers |
| municipal office   | beach club       |

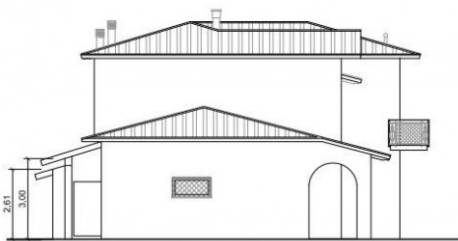




Prestazione energetica globale



prospetto est



prospetto ovest

