

Villa single for sale in Pietrasanta Tonfano € 1.300.000 Ref. 3377



145 sq.m. | bathroom: 2 | room: 3 | local: 5

code 3376 - TONFANO | PIETRASANTA | VERSILIA | TUSCANY | LUXURY ITALYVILLE IN VERSILIA - PIETRASANTA, JUST A STONE'S THROW FROM THE SEA

The privilege of experiencing the most authentic Tuscany

In the heart of Versilia, just minutes from the beaches of Tonfano, an exclusive project of newly built detached villas is underway, designed to offer a high-end living experience combining comfort, design, and nature.

n.1 Luxury villas spread over a single level - Each residence is designed to ensure privacy, elegance, and functionality, with harmonious and perfectly distributed spaces:

Ground Floor Living area overlooking the garden and swimming pool, comprising:

Sofa area, dining area, kitchenette, hallway, three double bedrooms, two of which have private bathrooms; all bedrooms

have access to the garden, another bathroom

Total surface area: 145 m² - Pergola: 14 m² - Porch: 19 m² - Swimming pool (optional): 32 m² - Private garden - Two parking spaces

Exclusive features - Fully customizable high-quality finishes - Smart Home technology - Underfloor heating and cooling - Expected energy class A4 - Alarm system preparation - Electric car charging station

The Details: Pure, technological lines for water saving, countertop sinks, wall-hung sanitary ware, designer taps, minimal design, flooring from the warmth of wood to the texture of stoneware.

The Territory

Pietrasanta is one of the most sought-after locations in Tuscany, where art, sea, and lifestyle blend in perfect balance.

In a few minutes:

Beaches and bathing establishments Tonfano pier Restaurants, boutiques and exclusive clubs Historic center and art galleries An exclusive setting, ideal both as a primary residence and a holiday home.

Price €1,300,000

(Pool not included - available on request)

Timings

Construction start: December 2026 / March 2027 Delivery: June 2028 / September 2028 A valuable choice - A solid investment in one of the most sought-after areas of Versilia, where quality construction, design, and location come together to create a unique property.

Contact us - Patrizia 389 83 44 002 - 366 41 48 105

Request a complete brochure, floor plans, and customization options.

The most exclusive opportunities are reserved for a select few.

Certification

Energy Class: A4

EPgInr: 128.00 kwh/□

Features

code: 3377

motivation: Sale

Categoria: Villa single

address: via cortona

municipality: Pietrasanta

Zona: Tonfano

total sqm: 145 sq.m.

room: 3

bathroom: 2

local: 5

Heating: Heating

age construction: 2028

distance to the sea: 800 meter

conditioned air

parquet

sanitary suspended

alarm predisposition

shutters

pool : 30 □

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

