Agenzia ForteVersilia Immobiliare
via Trento 124 - 55042 Forte dei Marmi (LU)
058481417

Villa single for sale in Pietrasanta
Price on Application
Ref. 3379



210 sq.m. | bathroom: 4 | room: 4 | local: 7

REF.3379 PIETRASANTA I VERSILIA I TUSCANY I ITALY LUXURY VILLA WITH POOL AND PRIVATE PARK!!!!!1 Just 2 km from the sea and behind the renowned center of Forte dei Marmi, we offer a detached villa of rare elegance, immersed in the tranquility of an exclusive setting and surrounded by a 10,000 m2 private park, ideal for events, receptions, and moments of absolute privacy. THE VILLA Spread over two levels, the property was designed to offer absolute comfort, advanced technology, and grand spaces. Ground floor Large, bright living room with direct access to the pool. Fully equipped, scenic kitchen with peninsula and large convivial table. Single bedroom with en suite bathroom. Double bedroom with en suite bathroom and direct access to the pool. First floor. Master suite with walk-in closet, en suite bathroom, and panoramic terrace with solarium and whirlpool tub. Double bedroom with en suite bathroom and private terrace. AMENITIES AND COMFORTS Air conditioning, TV, and Wi-Fi in all rooms. Remote-controlled underfloor heating. Perimeter surveillance system. Utility room with laundry and shower. Traditional swimming pool with solarium and outdoor dining area. Extendable outdoor awnings. Double driveway and private road. Possibility of creating an outdoor parking area, tennis court, paddle tennis court, or five-a-side football pitch. THE PARK – 10,000 SQM OF POSSIBILITY. A large, flat plot of land surrounds the villa, perfect for: Private events, catered parties, temporary installations, relaxation or sports areas. A real added value for those seeking a prestigious residence or a property to enjoy in complete freedom. WHY IT'S A UNIQUE PROPERTY This villa combines a strategic location, absolute privacy, contemporary design, and outdoor spaces rare in Versilia. An ideal solution for VIP clients, entrepreneurs, artists, athletes, and international families seeking an exclusive home just minutes from the sea and the most prestigious services. Contacts: Patricia 389 834 4002 www.forteversilia.it

Features

code: 3379	motivation: Sale
Categoria: Villa single	address: via bugneta
municipality: Pietrasanta	total sqm: 210 sq.m.
room: 4	bathroom: 4
local: 7	plan: Ground Floor
total plans: 2	age construction: 2026
distance to the sea: 2.000 meter	

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

















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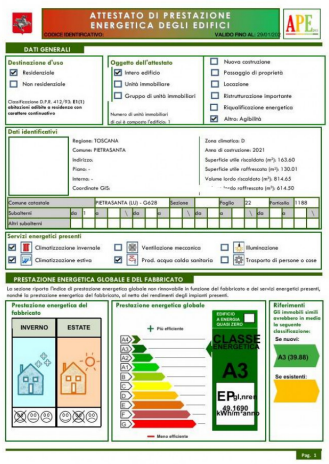











ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

DATI GENERALI

Destinazione d'uso
Residenziale
Non residenziale

Oggetto dell'attestato
Intero edificio
Unità immobiliare
Gruppo di unità immobiliari
Nuova costruzione
Passaggio di proprietà
Locazione
Ristrutturazione importante
Riqualificazione energetica
Altro: Agibilità

Dati identificativi
Regione: TOSCANA
Comune: PIETRASANTA
Indirizzo:
Piano: –
Interno: –
Coordinate GIS:
Zona climatica: D
Anno di costruzione: 2021
Superficie utile riscaldata (m²): 163.60
Superficie utile raffrescata (m²): 130.01
Volume lordo riscaldato (m³): 814.65
Volume lordo raffrescato (m³): 614.50

Comune catastale	PIETRASANTA (LU) - G628	Sezione		Foglio	22	Particella	188
Subalterni	da	a		da	a		da	a	
Altri subalterni									

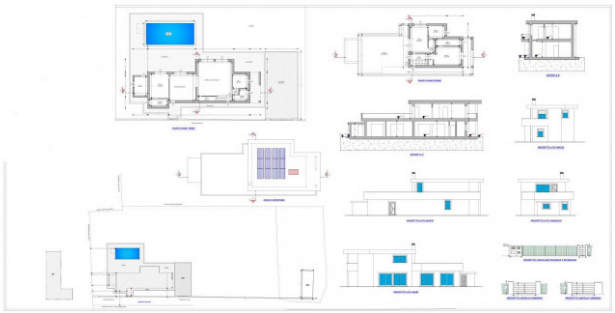
Servizi energetici presenti
Climatizzazione invernale
Climatizzazione estiva
Ventilazione meccanica
Prod. acqua calda sanitario
Illuminazione
Trasporto di persone o cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

Prestazione energetica del fabbricato
INVERNO
ESTATE

Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
A3
EP gl,ren ≤ 49.1690 kWh/m²anno

Riferimenti
Gli immobili simili avrebbero in media la seguente classificazione:
Se nuovi:
A3 (39.88)
Se esistenti:



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