

Villa single for sale in Pietrasanta

Price on Application

Ref. 3379



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

REF.3379 PIETRASANTA | VERSILIA | TUSCANY | 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 overlooking 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. Double bedroom with en suite bathroom and private terrace. AMENITIES AND COMFORTS: Air conditioning, TV, and Wi-Fi in all bedrooms. 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:

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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









ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

DATI GENERALI

Identificazione d'uso
 Residenziale
 Non residenziale

Caratterizzazione SUE (art. 10, D.Lgs. 43/2012)
 Edificio a ridotta o nulla emissione di CO₂ (art. 10, D.Lgs. 43/2012)

Dati identificativi
 Regione: TOSCANA
 Comune: FIESOLANA
 Indirizzo: ...
 Piano: ...
 Intervento: ...
 Coordinate GIS: ...

Zone climatiche
 Zona climatica: D
 Area di calcolo: 2022
 Superficie utile riscaldata (m²): 143,00
 Superficie utile raffrescata (m²): 130,00
 Volume lordo riscaldato (m³): 414,00
 Volume utile riscaldato (m³): 414,00

Contatore calcolato
 FIESOLANA LUO - G001

Contatore
 Contatore: ...
 Mese: ...
 Anno: ...

Servizi energetici presenti
 Climatizzazione invernale
 Climatizzazione estiva
 Ventilazione meccanica
 Prod. acqua calda sanitaria
 Illuminazione
 Impianto di potenza a cura

PRESTAZIONE ENERGETICA GLOBALE DELL'EDIFICIO
 L'edificatore deve fornire la prestazione energetica globale dell'edificio, in base ai dati del fabbricato e dei servizi energetici presenti, secondo la prestazione energetica del fabbricato, al netto dei risultati degli impianti presenti.

Prestazione energetica del fabbricato
 Inverno: ...
 Estate: ...

Prestazione energetica globale
 Grafico a barre con scala da 1 a 10, dove 1 è il più efficiente e 10 il meno efficiente. Il grafico mostra un risultato di 3,5, con un'etichetta A3.

Consumo
 Consumo globale: 22 (224,00) kWh/m²/anno

Edifici
 Edifici con prestazioni simili (in base ai dati di progetto):
 Da 1 a 10

