

# **villa for sale in Pietrasanta**

## **Strettoia**

### **€ 1.200.000**

### **Ref. 3417**



**241 sq.m. | bathroom: 4 | room: 4 | local: 11**

| COD: 3417 | PIETRASANTA | NUTTLEBREAK |

**CRAZY SEA VIEW!!!**

Magnificent Tuscan farmhouse immersed in the greenery of Versilia  
A house immersed in 2,500m2 of greenery owned!!

Magnificent rustic property of large size, with 100m2 of terraces and 2,500m2 of land!

The Villa is composed as follows:

Access with parking spaces  
Distributed on 2 levels with pedestrian and vehicular access  
Living room with dining area and a fireplace all overlooking the sea  
Dining kitchen in Carrara marble with pizza oven  
Open veranda with pergola  
4 double bedrooms, two of which with en suite bathroom  
4 bathrooms in total  
Laundry room  
Agricultural annex of 25m2 already set

up as an annex

The property includes land, parking spaces and an agricultural annex convertible into a 25m2 dependance.

#### Strengths

Two residential units; Highly sought-after area!; Ready to move in; AMAZING SEA VIEW; Poolable lot

#### Services

Dependance, Private Garden, Air Conditioning, Parking Space

THEN DON'T MISS THIS OPPORTUNITY

Two for the price of one!!

Contact us for further information

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## Certification

**Energy Class:** G

**EPglnr:** 0.00 kwh/□

## Features

code: 3417

motivation: Sale

Categoria: villa

address: Via Strinato, 33

CAP: 55045

municipality: Pietrasanta

Zona: Strettoia

total sqm: 241 sq.m.

room: 4

bathroom: 4

local: 11

conservation status: Restored

plan: On two-levels

total plans: 3

Heating: Heating

parking: Uncovered Parking

No Barriers: Yes

age construction: 2006

present state: free to the deed

balconies: Present

terrace: Present, 40 sq.m.

garden: Private, 2.500 sq.m.

double beds: 4

distance to the sea: 3.000 meter

kitchen: Kitchen large

box: Shed

terrace : 40 □

tv : autonomous

veranda : open

tv sat : autonomous

cellar : 30 □

toilet service

fireplace

conditioned air

parquet

plant electric : under

shower

wooden doors and windows

shutters

Blinds

bathroom with window

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## 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









