

# Townhouse for sale in Pietrasanta Tonfano € 399.000 Ref. 3418



**179 sq.m. | bathroom: 2 | room: 4 | local: 7**

| COD: 3418 | PIETRASANTA | TONFANO | ITALY | A BARGAIN |

Terraced house on three levels with garden and parking spaces:  
800M FROM THE SEA!!!  
READY TO MOVE IN!!  
Lovely little villa a stone's throw from the sea.

The renderings illustrate the spaces and ideas for restyling and furnishing. Call us for more information.  
Entrance: Pedestrian and driveway entrance, with access to a splendid garden suitable for family lunches and dinners,  
Living room, access to the eat-in kitchen and a full bathroom; Sleeping Area: First Floor: consists of a single bedroom, two double bedrooms, both with terraces and all served by a full bathroom; Second Floor: The second floor consists of a single,

very large bedroom with Velux windows that provide light and a sense of space;

Garden: Outdoor area for lunches and dinners, parking spaces at the entrance and further access from the back garden

#### Strengths

Easy to reach. Competitive price for the Marina di Pietrasanta market. Easy to generate income. Ideal for both living and as a seaside base.

What are you waiting for? Contact us!!!

#### Pietrasanta

Known by many as the little Athens, Pietrasanta is a historic tourist center offering all the services in beloved Versilia.

It is a historic art city rich in culture, art galleries and museums.

Located 10 minutes from Forte dei Marmi and a popular destination for all visitors to Versilia, Marina di Pietrasanta is its coastal part with typical Versilia beaches and a constantly evolving reality.

## Certification

**Energy Class:** G

**EPglnr:** 200.00 kwh/□

## Features

code: 3418

motivation: Sale

Categoria: Townhouse

address: Via berni, 5

CAP: 55045

municipality: Pietrasanta

Zona: Tonfano

total sqm: 179 sq.m.

room: 4

bathroom: 2

local: 7

conservation status: Excellent

Heating: Heating

present state: free to the deed

balconies: Present

terrace: Present

garden: Private, 100 sq.m.

distance to the sea: 800 meter

kitchen: Kitchen large

tv : autonomous

veranda : open

tv sat : autonomous

store room

parquet

shower

wooden doors and windows

Blinds

bathroom with window

## Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

playground

railway station

public transport

nursery

elementary schools

Schools

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High Schools

bar

post offices

shopping centers

municipal office

beach club



**PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO.**

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, a netto dei rendimenti degli impianti presenti.

<p>Prestazione energetica del fabbricato</p>	<p>Prestazione energetica globale</p>	<p>Riferimenti: Gli immobili simili avrebbero in media la seguente classificazione:</p> <p>Se nuovi: A1(62,36)</p> <p>Se esistenti: G(192,77)</p>
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PIANTA PIANO TERRA



PIANTA PIANO PRIMO