

Villa single for sale in Pietrasanta Strettoia € 350.000 Ref. 3495



84 sq.m. | bathroom: 1 | room: 1 | local: 5

code 3495 | STRETTOIA | PIETRASANTA | VERSILIA | TUSCANY | ITALY In the heart of Versilia, on the hills behind Forte dei Marmi, a splendid DETACHED VILLA WITH EXCLUSIVE RESIDENCE AND MEZZANINE. In a quiet and private setting, we offer a charming, recently built detached villa, surrounded by an exclusive courtyard and characterised by bright rooms, ceilings with exposed beams and pleasant views of the greenery. If you're looking for a charming, private home with its own outdoor space and everything you need to move in right away, this could be the perfect home for you. The home is primarily on the ground floor, where we find a beautiful living area organized into a living-dining room with an open-plan kitchen, a welcoming and particularly bright space. The fireplace and the ceiling with exposed white beams give the house a warm and pleasant atmosphere. The sleeping area includes a double bedroom and a bathroom with window and shower. From the bedroom, a characteristic internal wooden staircase leads to the mezzanine level, consisting of a large accessory/storage area, a valuable space that can be organized according to your needs as a wardrobe area, study, hobby area, or multifunctional space. A great added value of the property is the exclusive courtyard surrounding the villa, with outdoor spaces ideal for dining, relaxation, and outdoor living. The property is completed by an external canopy/ pergola, perfect for creating a pleasant convivial area in the summer. A particularly interesting solution for those seeking independence, privacy, and outdoor space, while maintaining easily manageable internal dimensions. **STRENGTHS** Detached villa. Recent construction. Exclusive residence. Pergola/outdoor canopy. Living/dining room with open-plan

kitchen. Fireplace. Exposed beamed ceilings. Double bedroom. Bathroom with window and shower. Large mezzanine. Excellent brightness. Pleasant views of the greenery. Quiet and private setting. Easily manageable interior spaces. Ideal as a primary residence or second home. Possibility of purchasing another adjacent villa of 195 sq m. Four bedrooms, three bathrooms for a total of 7,500 sq m of land. Contact us for more information or to book a viewing: come and discover the charm and atmosphere of this villa for yourself. WWW.FORTEVERSILIA.IT - cell. 3664148105

Certification

Energy Class: G

EPglnr: 124.00 kwh/□

Features

code: 3495

motivation: Sale

Categoria: Villa single

address: Via Palatina, 1

municipality: Pietrasanta

Zona: Strettoia

total sqm: 84 sq.m.

room: 1

bathroom: 1

local: 5

conservation status: Restored

Heating: Heating

age construction: 2022

present state: free to the deed

distance to the sea: 8.500 meter

terrace

store room

conditioned air

shower

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



