

Villa single for sale in Pietrasanta

Strettoia

€ 640.000

Ref. 3496



175 sq.m. | bathroom: 3 | room: 4 | local: 10

code 3496 | STRETTOIA | PIETRASANTA | VERSILIA | TUSCANY | ITALY

Brand new villa with a large private estate of 6000 m2 in the heart of Versilia, behind Forte dei Marmi.

A property for those seeking the most authentic Versilia: greenery, privacy, spacious grounds, and the opportunity to create a true estate just minutes from Forte dei Marmi.

In the heart of Versilia, in a particularly sought-after hilly area behind Forte dei Marmi and also appreciated by international customers,

The property is nestled in a green, private, and picturesque setting, featuring mature trees, olive trees, terraces, and views of the Versilia hills.

The villa has large, well-distributed rooms on two levels.

On the main floor, the living area features a welcoming living room with a fireplace, connected to the kitchen and directly overlooking the outdoor spaces.

The large pergola, adjacent to the house, creates a true extension of the living area: an ideal space for outdoor lunches and dinners, convivial moments, and relaxation throughout much of the year.

Also on the floor are a double bedroom, a bathroom and the service areas.

The bright sleeping area on the upper floor, overlooking the greenery, includes: a double bedroom en suite with a private bathroom; a double bedroom with access to the roof garden; another double bedroom with a view; and another bathroom. Large and comfortable usable attic.

A property with a typically Versilian character, featuring bright rooms, light-colored floors, fireplaces, traditional fixtures, and a strong connection between interior and exterior.

A particularly interesting opportunity also as an investment to generate income.

The offer can be further expanded with the purchase of a second adjacent villa, complete with an additional 2,000 m2 of land.

There is also the possibility of building a further annex with a sea view, an element that significantly increases the potential of the entire complex.

The possibility of combining multiple buildings and approximately 8,000 square meters of land makes this property particularly attractive for those looking to create a large family home, a solution for multiple families, or a high-quality real estate investment in one of Versilia's most sought-after areas.

Strengths

Large living room with fireplace, separate kitchen but connected to the living area, 4 bedrooms, 3 bathrooms, large outdoor pergola, paved and livable outdoor spaces, planted and tree-lined land, strategic location behind Forte dei Marmi, highly sought-after area, also by international clients, possibility of purchasing a second adjacent villa, additional 2,000 m2 of land, possibility of building another annex with sea view, possibility of building a swimming pool.

Interesting potential as a real estate compendium

A rare property for its location, size, and development potential, designed for those who want to experience Versilia in its most authentic, private, and natural setting, without sacrificing proximity to Forte dei Marmi.

For information, complete documentation, and private viewings, contact us.

www.forteverilia.it mob. 366 41 48 105

Certification

Energy Class: G

EPgInr: 125.00 kwh/□

Features

code: 3496	motivation: Sale
Categoria: Villa single	address: Via Valenciaia, 27
municipality: Pietrasanta	Zona: Strettoia
total sqm: 175 sq.m.	room: 4
bathroom: 3	local: 10
conservation status: Restored	Heating: Heating
age construction: 2022	present state: free to the deed
terrace	store room
conditioned air	shower
wooden doors and windows	shutters

Nearby

gym	spa
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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







