

## Villa for sale in Pietrasanta Macelli € 1.500.000 Ref. P0505



**200 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 9**

In Pietrasanta, detached villa for sale under construction a few meters from the center.

The villa is on two levels and is composed on the ground floor of porticoes, one of which overlooks the swimming pool. Inside there is a large living room with living area and dining area, a kitchen with pantry, a double bedroom with private bathroom, another service bathroom.

On the first floor there is the master bedroom equipped with walk-in closet and private bathroom, three double bedrooms, one with private bathroom, plus another bathroom serving the remaining two bedrooms. Terrace overlooking the large garden of approximately 1,600 m<sup>2</sup>.

The villa will be equipped with systems in compliance with all certifications and will have an energy class A.

### Certification

**Energy Class: A1**

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## Property Informations

|   |                                  |
|---|----------------------------------|
| <b>Address:</b> Abruzzi                 | <b>Bedrooms:</b> 4               |
| <b>Bathrooms:</b> 5                     | <b>Rooms:</b> 9                  |
| <b>State of Preservation:</b> Excellent | <b>Level:</b> On two-levels      |
| <b>Total Floor:</b> 2                   | <b>Heating:</b> Heating          |
| <b>Parking:</b> Uncovered Parking       | <b>Age Construction:</b> 2023    |
| <b>Balconies:</b> Present               | <b>Terrace:</b> Present          |
| <b>Garden:</b> Private, 1.600 sq.m      | <b>Sea Distance:</b> 5.000 meter |
| <b>Kitchen:</b> Regular Kitchen         |                                  |

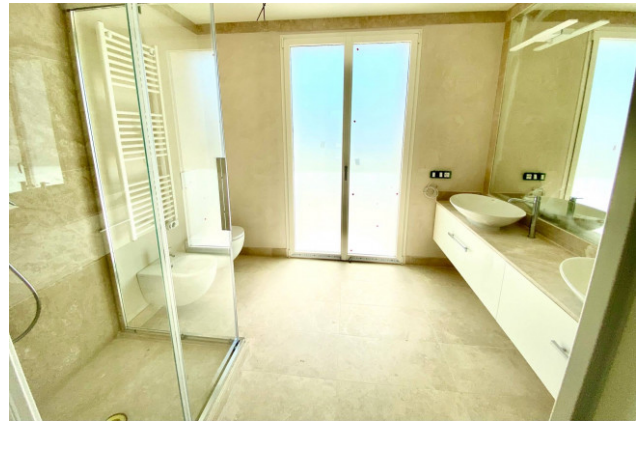
## Features

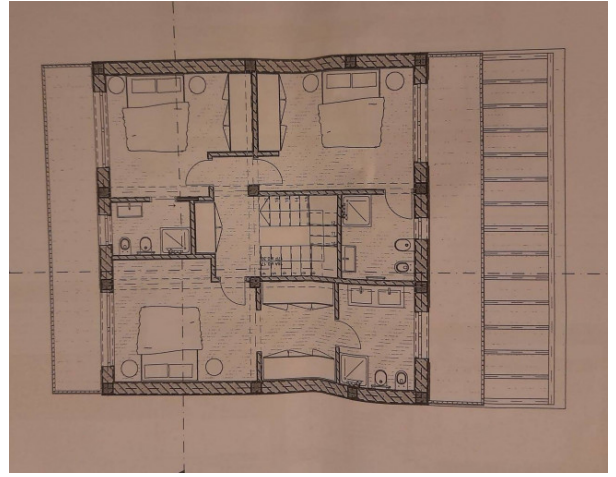
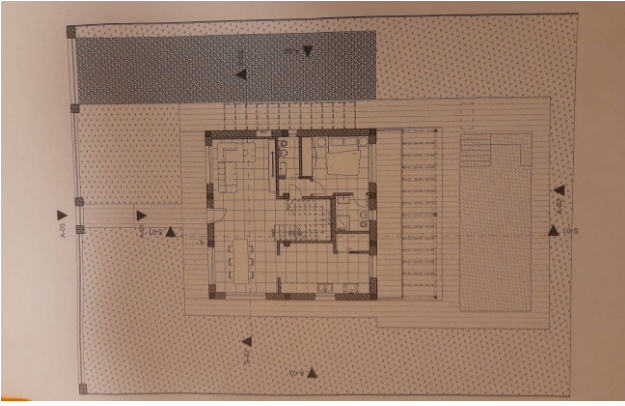
|                  |                          |                    |
|------------------|--------------------------|--------------------|
| Terrace          | Tv Antenna: Autonomous   | Tv SAT: Autonomous |
| Closet           | Air-Conditioned          | Parquet            |
| Telephone System | Wiring: By Law           | Sanitary Suspended |
| Shower           | Predisposition for Alarm | Shutters           |

## Nearby

|                    |                  |                |                   |
|--------------------|------------------|----------------|-------------------|
| Gyms:              | Wellnes Centres: | Football field | Sports Complex:   |
| Tennis Courts:     | Bicycle Paths:   | Playgrounds:   | Railway Station:  |
| Public Transport:  | Kindergarten:    | High School:   | Middle Schools:   |
| High School:       | Bar:             | Post offices:  | Shopping centers: |
| Municipal offices: |                  |                |                   |







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