Immobiliare Sartoni
Via Duca D'Aosta n. 8 - 55042 Forte dei Marmi
Phone number +39 0584 080189

Villa for sale in Pietrasanta
Marina di Pietrasanta
€ 1.230.000
Ref. Villa1



117 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Marina di Pietrasanta – Tonfano | Exclusive villa with pool and private garden near Forte dei Marmi. New construction, smart home technology, and customizable finishes.

In one of Versilia's most exclusive locations, in Marina di Pietrasanta, Tonfano, we offer for sale a newly built detached villa, designed to offer comfort, elegance, and the highest quality of living.

The property is spread over two levels with an internal commercial surface area of approximately 117 m2, in addition to a porch (14 m2) and a pergola terrace (15 m2), in perfect continuity with the external spaces.

On the ground floor, there is a large and bright living area with a living room and open-plan kitchen, featuring large windows overlooking the garden and pool, as well as a double bedroom.
The first floor hosts two double bedrooms, a bathroom and a livable terrace.

The property is surrounded by a large private garden of approximately 330 square meters, featuring a 31.5 square meter designer swimming pool, ideal for relaxing and entertaining. The property also includes internal parking spaces.

Built with select materials and high-quality finishes, the villa combines the warmth of wood with the contemporary feel of stoneware surfaces, creating elegant and welcoming spaces.
Equipped with state-of-the-art systems, it guarantees high standards of comfort and energy efficiency, as well as intelligent space management.

Main features:
• Customizable high-quality finishes
• Large private garden
• Private swimming pool (31.5 m2)
• Smart Home Technology
• Alarm system provision
• Connected video intercom
• Underfloor heating
• Cooling system
• Smart thermostat with remote management
• Climate control, security and smartphone access
• Private parking spaces
Electric charging station
. Expected energy class A4

An ideal solution for those seeking an exclusive, modern, and functional residence, just minutes from the sea, in one of Versilia's most sought-after locations.

Certification

Energy Class: A4

Property Informations

Address: Cortona	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 5
State of Preservation: Excellent	**Level**: On two-levels
Total Floor: 2	**Heating**: Heating
Parking: Uncovered Parking	**Age Construction**: 2028
Balconies: Present	**Terrace**: Present
Garden: Private, 300 sq.m	**Sea Distance**: 800 meter
Kitchen: Exposed Kitchen	

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Air-Conditioned	Telephone System	Wiring: By Law
Shower	Predisposition for Alarm	Shutters

Nearby

Gyms:	Wellnes Centres:	Football field	Sports Complex:

Tennis Courts:	Bicycle Paths:	Playgrounds:	Public Transport:
Kindergarten:	High School:	Middle Schools:	High School:
Bar:	Post offices:	Shopping centers:	Municipal offices:











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