Immobiliare Sartoni
Via Duca D'Aosta n. 8 - 55042 Forte dei Marmi
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Villa for sale in Pietrasanta
Marina di Pietrasanta
€ 1.300.000
Ref. Villa4



113 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Luxury Villa for Sale in Marina di Pietrasanta, Tonfano with Private Pool and Garden

Located in the exclusive setting of Marina di Pietrasanta – Tonfano, just minutes from the sea and Forte dei Marmi, this newly built detached villa represents a perfect blend of contemporary design, comfort, and privacy.

The property is arranged over two levels, offering an internal surface of approximately 113 sqm, complemented by a 19 sqm covered porch and a 14 sqm pergola, designed to enhance outdoor living and create a seamless connection with the surrounding garden.

A distinctive feature of this villa is the layout of the ground floor, where all three bedrooms are conveniently located. This level hosts a bright open-plan living area with kitchen and lounge, overlooking the garden and pool, along with three well-proportioned bedrooms and bathroom facilities, ensuring maximum comfort and practicality.

The upper floor provides additional flexible space, ideal as a relaxation area, studio, or secondary living space, depending on lifestyle needs.
Externally, the property is set within a private garden of approximately 319 sqm, featuring a 30 sqm swimming pool, perfectly integrated into the landscape and ideal for enjoying the Versilia climate in total privacy.

The villa is built with carefully selected, high-quality materials, combining the warmth of natural wood with the modern appeal of porcelain stoneware surfaces, creating elegant and timeless interiors.

Equipped with advanced smart home technology, the property allows full remote management of climate, security, and access systems via smartphone. Additional features include underfloor heating, cooling system, alarm pre-installation, and connected video intercom.

This property is an excellent opportunity for those seeking a modern luxury villa in Versilia, ideal both as a private residence and as a high-value investment near Forte dei Marmi.

Certification

Energy Class: A4

Property Informations

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

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Air-Conditioned	Telephone System	Wiring: By Law
Shower	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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