

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.

Immobiliare Sartoni

Via Duca D'Aosta n. 8 - Forte dei Marmi (LU) - Phone number +39 0584 080189
info@immobiliariesartoni.it - <https://www.immobiliariesartoni.it/en>
VAT 02067870465

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:



Immobiliare Sartoni

Via Duca D'Aosta n. 8 - Forte dei Marmi (LU) - Phone number +39 0584 080189
info@immobiliariesartoni.it - <https://www.immobiliariesartoni.it/en>
VAT 02067870465