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

Villa for sale in Pietrasanta
Macelli
€ 870.000
Ref. P647



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

New single-level villa with garden – Energy Class A4
Newly built single-story villa, ideal for those seeking modern comfort, energy efficiency, and functional spaces.
Composition:
3 bedrooms, 3 bathrooms, living room with dining area, open kitchen, livable porch. Surface areas:
Living area: 134.44 m2 Porch: 21.00 m2 Private garden: 324.10 m2 Main features:
Energy class A4 (high efficiency) Underfloor heating Cooling system Smart home (smartphone management) Alarm system provision Wi-Fi video intercom Electric car charging station Private parking spaces Finishes:
High-quality, customizable materials: wood and stoneware floors, modern design, attention to detail and living comfort.
Comfort and technology:
Smart thermostat, climate control and scenarios, minimal design electric plates, systems designed for energy and water savings, safety and guarantees:
Construction compliant with seismic and energy regulations. Guarantee to guarantee down payments. Ten-year post-contractual insurance policy. Ideal for:
Those looking for a modern, efficient home, without architectural barriers, with large outdoor spaces and advanced technologies.

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Certification

Energy Class: A4

Property Informations

Address: Via Basilicata	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 5
State of Preservation: Excellent	**Level**: Mezzanine
Heating: Heating	**Parking**: Carport
Age Construction: 2028	**Garden**: Private, 300 sq.m
Sea Distance: 5.000 meter	**Kitchen**: Exposed Kitchen

Features

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