

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.

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:

L'OSTERIETTA

Località Osterietta, Pietrasanta



CASE METABOLICHE WWW.METABOLICHE.IT marina 2023



VILLA 1

SUPERFICI COMMERCIALI	
Abitazione	mq 134,44
Porticato	mq 21,00
Area esterne	mq 324,10



marina 2023

VILLA 1



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Immobiliare Sartoni

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