

**Villa for sale in Pietrasanta  
Marina di Pietrasanta  
Confidential Negotiation  
Ref. MP0113**



**230 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

Marina di Pietrasanta villa for sale with newly built swimming pool. The villa is on two floors above ground plus floor Tavern. The ground floor consists of kitchen, living room, a bathroom, in addition to porches. First floor bedroom with ensuite bathroom, one double bedroom, one single bedroom, 1 bathroom. All rooms with terrace. Floor Tavern with independent entrance from the garden, composed of two rooms plus 1 bathroom.

Private garden with pedestrian and car access. Alarm systems, solar panels. About 1200 meters from the sea in a green environment and residential.

This villa is situated in Marina di Pietrasanta on the border with the town of Forte dei Marmi immersed in a green residential area within walking distance of the famous Versiliana Park where is the eponymous Villa built in 1886. At the time the estate was a complex agricultural forestry Park, crossed again today by a dense network of trails you can walk by bike or on horseback. Once practiced pine cultivation for the production of timber and pine nuts. The municipality of Pietrasanta Pietrasanta in 1980 he purchased the estate for separate public park. Today, the estate and the Villa are the venue of activities of the Festival La Versiliana, an event that takes place in summer with great success and fame by now consolidated at national level.

## Certification

**Energy Class:** B**Energy certificate:** 43,17 kwh/□

## Property Informations

**Address:** Marina di Pietrasanta**Bedrooms:** 4**Bathrooms:** 4**Rooms:** 8**State of Preservation:** Excellent**Level:** On two-levels**Total Floor:** 2**Heating:** Heating**Parking:** Uncovered Parking**Balconies:** Present**Terrace:** Present**Garden:** Private, 1.200 sq.m**Sea Distance:** 1.200 meter**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Jacuzzi

Shower

Predisposition for Alarm

## 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:









