

Marina Di Pietrasanta – Toscana

## Detached portion of semi-detached house with garden and terrace

Property ID: IT252941960



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**PURCHASE PRICE: 580.000 EUR • ROOMS: 5**

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## At a glance

|                 |             |
|-----------------|-------------|
| Property ID     | IT252941960 |
| Available from  | 01.05.2025  |
| Rooms           | 5           |
| Bedrooms        | 3           |
| Bathrooms       | 1           |
| Type of parking | 3 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 580.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 120 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                                   |            |
|-----------------------------------|------------|
| Energy certificate<br>valid until | 01.03.2027 |
|-----------------------------------|------------|

|                    |                              |
|--------------------|------------------------------|
| Energy Certificate | Energy demand<br>certificate |
|--------------------|------------------------------|

|                        |                |
|------------------------|----------------|
| Final Energy<br>Demand | 147.63 kWh/m²a |
|------------------------|----------------|

|                            |   |
|----------------------------|---|
| Energy efficiency<br>class | G |
|----------------------------|---|

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## The property



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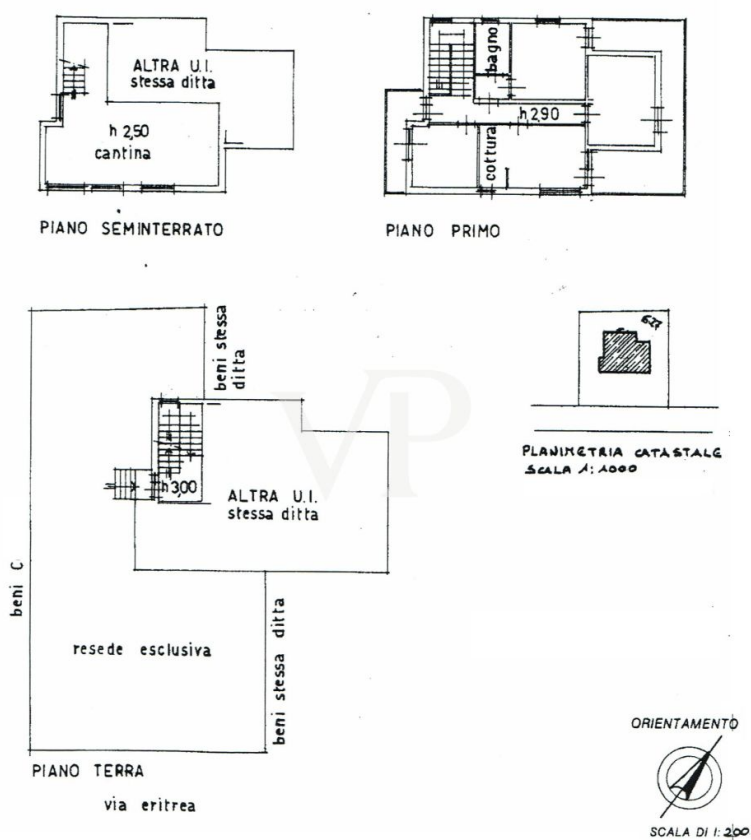
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Detached portion of semi-detached house with garden, a few steps from the sea In a quiet residential area, a few hundred meters from the beach, we offer for sale a detached semi-detached portion on two levels, with large private garden on three sides. The property consists of: Ground floor - Main entrance with internal staircase leading to the upper floor. First and top floor - Spacious living/dining room with direct access to a large terrace, perfect for outdoor lunches and dinners, with beautiful views of the Apuan Alps, new and functional kitchen, Three bedrooms, a recently renovated bathroom with modern shower. Basement - Spacious tavern with heating connected internally to the ground floor entrance. The property is completed by a generous private garden on three sides, indoor parking spaces and a convenient garage. The heating is autonomous. Ideal solution for those who want tranquility, comfort and proximity to the sea in the beautiful setting of Marina di Pietrasanta.

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## Contact partner

For further information, please contact your contact person:

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