



Rif. 2074



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## **Tuscany Marina di Pietrasanta Villa For Sale near Forte Dei Marmi**



### **DESCRIPTION**

A stone's throw from the sea but surrounded by green meadows and pine forests, a small villa on two levels covering 170m<sup>2</sup> surrounded by a well-kept garden with lawns and tall trees.

The property features a double living room with fireplace, very light and with direct access to the garden, hall, kitchen area with fireplace and two double bedrooms with bathroom on the ground floor while a marble staircase leads to the first floor where there are two double bedrooms with private bathroom.

One of the rooms is enhanced by a corner wardrobe and a large panoramic terrace, materials and finish are of excellent quality.

The villa is complemented by a beautiful garden with patio, a porch, a garage with laundry area, a shed for tools and a large gazebo with a second kitchen and an outdoor dining area with barbecue, thus transformed itself into an ideal summer refuge where relaxation and privacy are guaranteed in the shade of the pergola and palm trees.

### **TECHNICAL DETAILS**

#### **LOCATION**

Cool, luxuriant pine groves are scattered throughout the area, which runs along the Tyrrhenian Sea, forming a coastal strip whose deep beach of fine sand slopes gently down to the sea.

This position made the town a strategic urban settlement as early as the Longobard domination, though its foundation, by the Mayor of Lucca, Giuscardo da Pietrasanta, dates to the middle of the 13th century.

Fought over for centuries by the cities of Lucca and Florence, it was an important military and economic centre during the period of the Grand Duchy of Tuscany, ultimately falling under the control of Lucca, after Spanish soldiers, at first, and then French troops had tread on its soil.

Pietrasanta has always been characterised by a vigorous cultural life, probably a result of the marble works, which brought to the town leading cultural and artistic figures, dating back to Michelangelo Buonarroti and including modern-day visitors of note, such as Botero, Mitoraj and Calatrava.

Interiors surface: 170 m2

Exteriors surface: 500 m2

bedrooms: 4

bathrooms: 4

living-room: 1

dining-room: 1

kitchen: 2

plus other rooms and technical shed

panoramic terrace

garage

gazebo

Forte dei Marmi: 5 km - Montecatini Terme: 45 km - Florence: 80 km - Lucca: 20 km - Pisa: 30 km - Spa facilities in Viareggio: 6 km - Pisa Airport: 35 km - Highway exit: A1 Versilia exit - 6 km

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**Price: On Application**



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## PROPERTY PHOTOS



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