

## for Sale to Pietrasanta Area: Focette



### **200 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10**

Villa with large garden near the sea located in the prestigious area of Marina di Pietrasanta, just 300 meters from the beach.

This property is located in an elegant, central, secluded and very quiet area.

Built in the 80s, the house offers a large garden of about 1,000 square meters and a small prefabricated building used as a tool shed. The property is well maintained but needs a renovation to modernize it.

Privacy is unmatched and there is vehicular and pedestrian access, with a parking area separate from the garden. There is also the possibility of building a swimming pool.

The ground floor consists of a room divided into a dining/living area, kitchenette, bedroom/study and bathroom.

The first floor offers three double bedrooms, two of which have a private terrace, and a large bathroom.

In the basement there is a tavern, laundry/ironing room and boiler room. This prestigious property is highly recommended for purchase.

#### Property Features:

- Commercial area of 220 m<sup>2</sup>
- Floor area of 150 m<sup>2</sup>
- 7 rooms
- 2 bathrooms

- Terrace
- Balcony
- Cellar
- Second hand/Good condition
- Heating not available
- Orientation South, East
- Land of 990 m².

Ref. MP340

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## Property details

<b>Code:</b> MP340	<b>Reason:</b> Sale
<b>Type:</b>	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Pietrasanta
<b>Area:</b> Focette	<b>Price:</b> € 800.000
<b>Total Square Meters:</b> 200 square meters	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 2	<b>Rooms:</b> 10
: 23	: 2
: Yes	: 200 meters
: Single	

## Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Parquet	Telephone System	Wiring: By Law
Shower	Safe-Deposit Box	Shutters
Shutters		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
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Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			















