

for Sale to Pietrasanta Area: Marina di Pietrasanta



120 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

Semi-detached villa for sale □ Marina di Pietrasanta | €580,000

In a quiet and private residential area, a short distance from the sea, we offer for sale a semi-detached villa on two levels, complete with garden on two sides. The property is currently divided into two completely independent residential units, but with modest renovation work it is possible to return the property to a single large real estate unit.

□

Location

The property is located in Marina di Pietrasanta, a renowned seaside resort in Versilia, located between Forte dei Marmi and Lido di Camaiore. This area is highly appreciated for its quality of life, its wide equipped beaches, pine forests and lively cultural and recreational offerings.

Just a few minutes away you will find:

- Historic and modern bathing establishments
- The Tonfano pier, ideal for walks on the sea

- Versiliana Park, known for cultural events and summer festivals
- Services of all kinds: shops, restaurants, markets, cycle paths

Description of the property

Ground Floor Unit A (independent access)

- Living room with fireplace and dining area
- Separate eat-in kitchen
- Double bedroom
- Bathroom with shower
- Private garden on two sides
- Uncovered parking space

First Floor Unit B (independent access)

- Dining area with kitchenette
- Three bedrooms
- Bathroom with shower
- Balcony

State and potential

- Property in good condition, immediately habitable
- Possibility of merging into a single large residence
- Excellent solution both as a main residence and as an investment for tourism or rental purposes

Asking price

€580,000 Excellent value for money considering the location, outdoor space and living potential.

Why choose Marina di Pietrasanta

- Elegant and family-friendly seaside resort
- Ideal for those seeking tranquility, greenery and services within easy reach
- High tourist attraction, also perfect for seasonal rentals
- Conveniently connected to the main communication routes and artistic centres such as Pietrasanta, Lucca and Viareggio

For more information, photos, floor plans or to make an appointment, contact us at the references indicated.
An exclusive offer in the heart of Versilia.

REF. P430

www.immobiliare-leonardo.it

Do you want more information?
Do you want to evaluate other real estate offers?
Do you need to sell your property?

Contact us at 0584961129 / +393756339708

Or come and visit us at our Viareggio office in Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

Property details

| | |
|---|----------------------------------|
| Code: P430 | Reason: Sale |
| Type: | Region: Toscana |
| Province: Lucca | Municipality: Pietrasanta |
| Area: Marina di Pietrasanta | Price: € 499.000 |
| Total Square Meters: 120 square meters | Bedrooms: 4 |
| Bathrooms: 2 | Rooms: 6 |
| : 23 | : 2 |
| : Yes | : 900 meters |

Features

| | | |
|------------------------|--------------------|----------------------|
| Tv Antenna: Autonomous | Tv SAT: Autonomous | Fireplace |
| Wiring: By Law | Shower | Wooden Window Frames |
| Shutters | | |

Nearby

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











