

Villa single Prima Collina Confidential Negotiation Ref. 2383



310 sq.m | : 7 | : 5 | : 9

COD. 2383 - PIETRASANTA ITALY

Contemporary style villa with TOTAL SEA VIEW !!!!!!!!!!!

The property is located in the very first hill of Pietrasanta, in an airy and sunny position.

The villa is spread over two main levels, as well as an annex built adhering to the main body. The garden leads to the living room, with large windows that allow you to enjoy the splendid views, or to the kitchen. Kitchen and living room, with dining area and sofa area with fireplace, form a single large room, with the exception of the possibility of separating the spaces by means of retractable sliding panels. On the same floor there is a service bathroom which also includes a laundry area and the sleeping area which houses two double bedrooms with en suite bathroom and a master bedroom which in addition to the private bathroom also has a walk-in closet. The lower floor houses a large living room with fireplace that overlooks the sea, a bathroom, a kitchen and a bedroom with en suite bathroom. The annex, which can be accessed both through the main body and from an independent entrance from the garden, enjoys a beautiful sea

view and is spread over three levels, a living room / kitchen with fireplace and dedicated déhor on the ground floor, a bathroom on the first. floor and a bedroom on the second floor.

The garden has an area of 3,000 square meters which includes a beautiful dining area located behind the main kitchen, which includes a barbeque and an outdoor kitchen, and perfect spaces for laying a hot tub, as well as various walkways, driveways and pedestrian accesses and some parking areas. A swimming pool can be built in the part of the land that is immediately below the villa, in contact with the rock and oriented towards the sea.

The building, although already perfectly habitable, is nearing completion for some internal finishes and for the arrangement of the exteriors.

Strengths:

the villa has been designed with attention and attention to detail excellent functionality that allows energy consumption as low as possible the photovoltaic system produces 15kw and is equipped with storage batteries underfloor heating cooling is fully ducted heat pump wooden windows and triple double glazing. it includes all necessary works, with the exception of the swimming pool

FOR FURTHER INFORMATION CONTACT US

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Property Informations

---> **Indirizzo** <---: BELVEDERE

---> **camere** <---: 5

---> **bagni** <---: 7

---> **Locali** <---: 9

---> **stato_conservazione** <---: Excellent

Features

terrace	tv: autonomous	store room
toilet service	fireplace	conditioned air
plant electric: under	sanitary suspended	jacuzzi
wooden doors and windows	allarm predisposition	safety box
bathroom with window		

Nearby

gym	spa	soccer fields	sport club
tennis club	bicycle path	playground	railway station
public transport	nursery	elementary schools	Schools
High Schools	bar	post offices	shopping centers
municipal office	beach club		











