

Marina Di Pietrasanta – Toscana

Detached portion of semi-detached house with garden and terrace

Property ID: IT252941960



www.von-poll.it

PURCHASE PRICE: 580.000 EUR • LIVING SPACE: ca. 100 m² • ROOMS: 5

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

At a glance

Property ID	IT252941960
Living Space	ca. 100 m²
Available from	04.07.2025
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

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

Energy Data

Energy certificate valid until	01.03.2027	Energy Certificate	Energy demand certificate
		Final Energy Demand	147.63 kWh/m²a
		Energy efficiency class	G

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



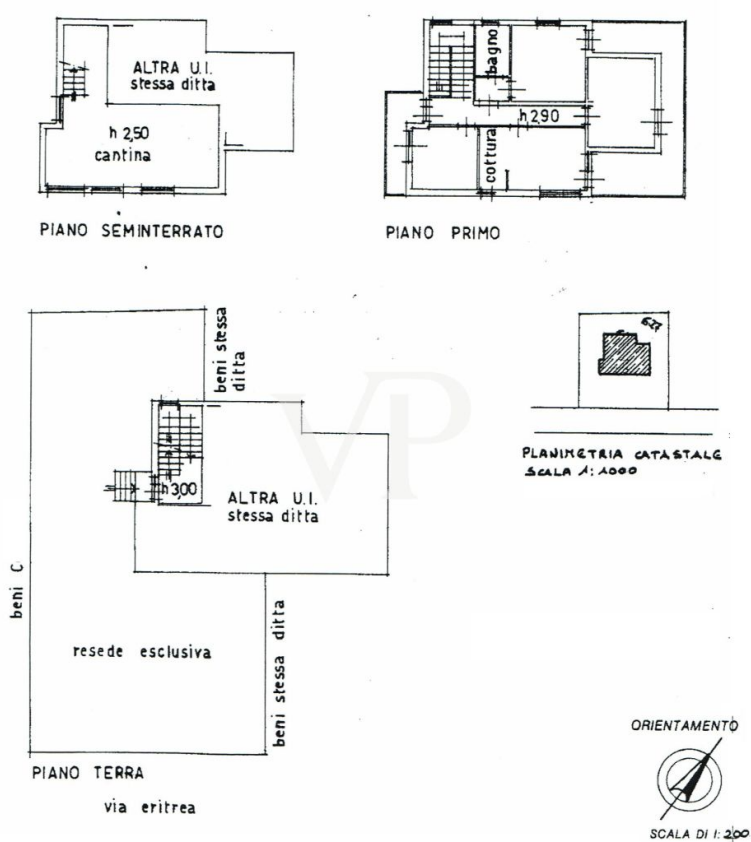
Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

The property



Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

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.

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

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.

Property ID: IT252941960 - 55045 Marina Di Pietrasanta – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com