

Ref. 2703 – APPARTAMENTO PIETRASANTA

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## LUXURY APARTMENT WITH TERRACE FOR SALE IN PIETRASANTA, VERSILIA

Pietrasanta – Lucca – Tuscany



**Interiors**  
171 sqm

**Bedrooms**  
3

**Bathrooms**  
2

**Terrace**  
8 mq

In the heart of **Pietrasanta**, just minutes from the sea of **Versilia**, a renovated **171-sqm luxury apartment** for sale on the second floor of a **historic building**. The property consists of a large living room with dining area and fireplace, kitchen and three bedrooms and two bathrooms. From the master bedroom there is an exit to a **lovely terrace** (8 sqm) overlooking the building's courtyard.

The property boasts fine finishes that highlight the stately history of the building, all meticulously restored and preserved with a view to preserving the past. The most interesting features include the original terracotta floors, wooden beams supporting the ceilings and beautiful marble fireplaces. The bathrooms, also fine, are clad in yellow marble and equipped with fixtures designed to harmonize with the surrounding historic context. The large living room, the heart of the property, is decorated with frescoes and moldings in typical 19<sup>th</sup>-century taste characterized by floral and geometric motifs.

The building is in a very convenient location, not far from the market square and a stone's throw from **Piazza del Duomo** in the heart of Pietrasanta. The sea can be reached by car in about 10 minutes as well as many of the most famous cities in **Tuscany** (Lucca, Forte dei Marmi, Pisa, Florence...).

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2703 – APPARTAMENTO PIETRASANTA

**TYPE:** apartment

**CONDITIONS:** restored, luxury finishes

**LOCATION:** city center, not far from the sea

**ACCESS:** excellent, paved road

**INTERIORS:** 171 square meters (1,839 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** original terracotta floors, wooden beams, frescoed walls and ceilings, marble fireplaces and bathrooms, private terrace

**EXTERIORS:** 8 square meters (86 square feet)

**GARDEN:** no, but small terrace

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 92,64 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), Marina di Pietrasanta (5km; 10'), Forte dei Marmi (7km; 15'), Massa (12km; 25'), Viareggio (12km; 25'), Abetone (28km; 30'), Pisa (38km; 40'), Lucca (38km; 40'), La Spezia (50km; 45'), Livorno (58km; 50'), Abetone (101km; 2h), Volterra (105km; 1h 30'), Florence (114km; 1h 35'), Genoa (134km; 1h 45')

## CLOSEST AIRPORTS

Pisa G. Galilei (44km; 30'), Firenze A. Vespucci (103km; 1h 10'), Genova C. Colombo (139km; 1h 40'), Milano Linate (248km; 2h 40'), Milano Malpensa (298km; 3h 10'), Roma Fiumicino (357km; 3h 45'), Roma Ciampino (378km; 4h)





























































































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