

Ref. 2830 – **CASA CARDUCCI**www.romolini.com/en/2830

LUXURY VILLA WITH PRIVATE GARDEN FOR SALE IN MARINA DI PIETRASANTA, VERSILIA

Pietrasanta – Lucca – Toscana**Interiors**
217 m²**Bedrooms**
5**Bathrooms**
5**Garden**
330 m²**Photovoltaic system**
4.7 kW

Just 200 meters from the sea in the heart of Marina di Pietrasanta, one of the most prestigious resorts in Versilia, elegant semi-detached villa of 217 sqm recently renovated with high-level finishes and equipped with the latest technology for living comfort. The property is spread over four levels, connected by an internal elevator of the latest generation, boasts bright rooms, large windows and designer furniture included in the sale price.

SUMMARY OF THE PROPERTY

REFERENCE #: 2830 – CASA CARDUCCI

TYPE: semi-detached villa

CONDITIONS: restored, luxury finishes

LOCATION: city, 200 m from the sea

ACCESS: excellent, paved road

INTERIORS: 217 square meters (2,335 square feet)

TOTAL ROOMS: 10

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: parquet flooring, high efficiency fixtures, photovoltaic system, alarm system, controlled mechanical ventilation, home-automation, private garden, terraces, outdoor kitchen with BBQ, outdoor dining space, Jacuzzi tub, car spots, ready for an electric vehicle charger

GARDEN: 330 square meters (3,551 square feet)

SWIMMING POOL: no, but whirlwind tub

ELECTRICITY: already connected + photovoltaic system (4.7 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas + heat pump

ENERGY CERTIFICATE:  (EP_{gl, nren} = 68.96 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Forte dei Marmi (7 km; 11'), Viareggio (12 km; 20'), Massa (11 km; 16'), Pisa (36 km; 35'), Lucca (38 km; 40'), La Spezia (50 km; 45'), Livorno (58 km; 50'), Volterra (105 km; 1h 30'), Florence (114 km; 1h 25'), Genoa (134 km; 1h 40')

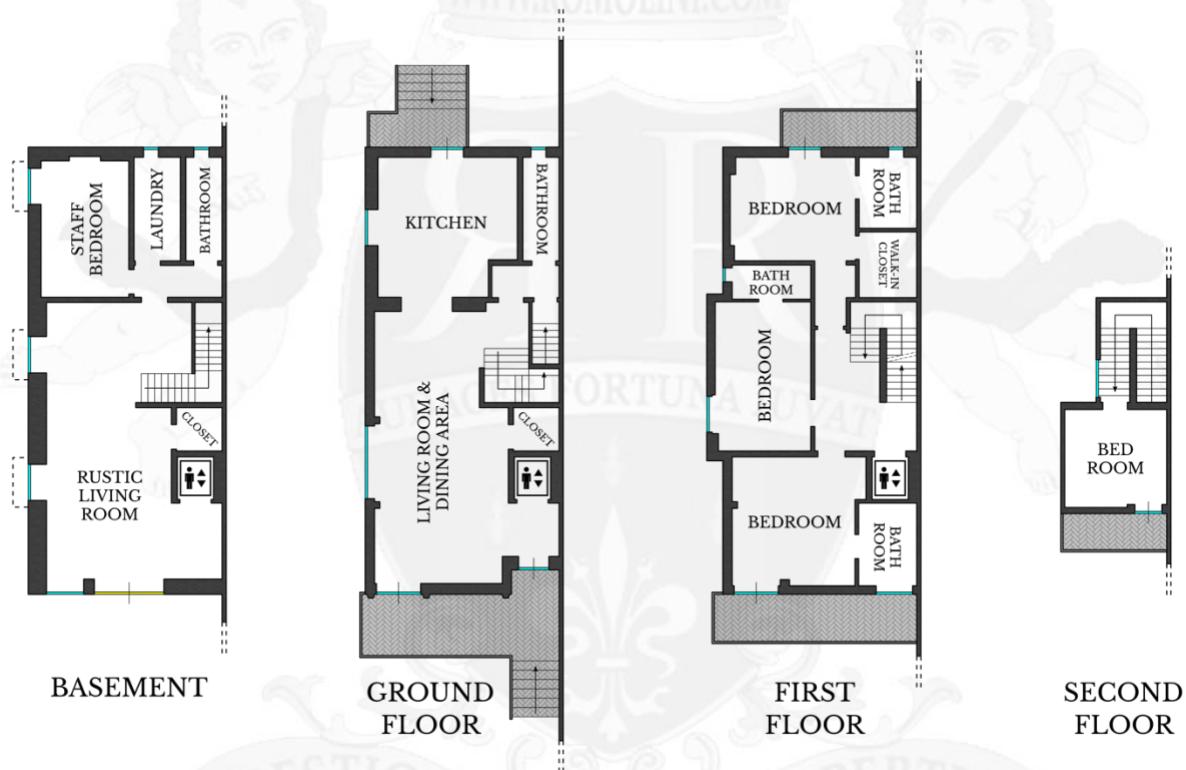
CLOSEST AIRPORTS

Pisa G. Galilei (36 km; 35'), Firenze A. Vespucci (103 km; 1h 10'), Genova C. Colombo (139 km; 1h 40'), Milano Linate (248 km; 2h 40'), Milano Malpensa (298 km; 3h 10'), Roma Fiumicino (357 km; 3h 45'), Roma Ciampino (378 km; 4h)

CASA CARDUCCI

Just 200 meters from the sea in the heart of **Marina di Pietrasanta**, one of the most prestigious resorts in **Versilia**, elegant **semi-detached villa** of 217 sqm recently renovated with high-level finishes and equipped with the latest technology for living comfort. The property is spread over four levels, connected by an internal elevator of the latest generation, boasts bright rooms, large windows and **designer furniture included in the sale price**.

- **Basement:** large living room, closet, bedroom for service personnel, bathroom and laundry equipped with heating unit;
- **Ground floor:** large and cozy living room with living and dining area, modern kitchen with high-end appliances and wine cellar, service bathroom and storage room, all with direct access to the outdoor area;
- **First floor:** three bedrooms with en-suite bathrooms and custom-made closets in "4 seasons" style.
- **Second floor:** bedroom (or office space) with panoramic terrace.



The villa boasts excellent energy efficiency (class C) with home automation system, **photovoltaic panels (4.7 kW)** and batteries that minimize consumption. A controlled mechanical ventilation system throughout the building ensures air recirculation and temperature and humidity control while the perimeter/volumetric **alarm system** with video surveillance ensures a high level of security.

Outside, the **330-sqm garden** houses a Jacuzzi pool, outdoor kitchen, dining area, barbecue and a Forte dei Marmi style shower stall. The house is accessed directly from the road and beyond the gate there is enough space for two cars, as well as **provision for an electric vehicle charging station**.





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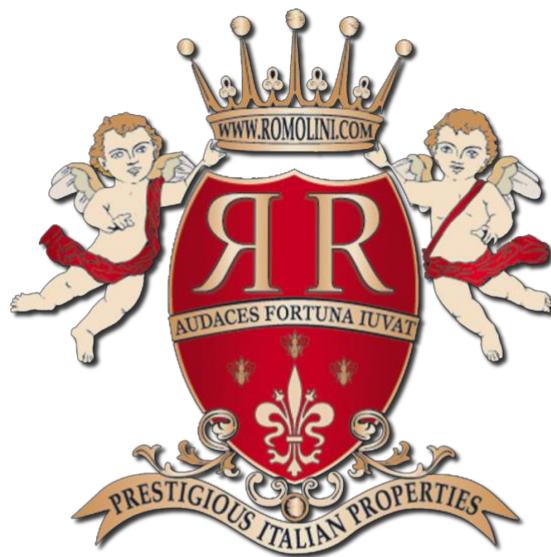
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