

SEA VIEW VILLA WITH SWIMMING POOL FOR SALE IN PIETRASANTA, VERSILIA, TUSCANY

Pietrasanta – Lucca – Tuscany



Interiors
204 m²

Bedrooms
4

Bathrooms
2

Garden
4,200 m²

Swimming pool
10 × 3 m

Located on the prestigious hills above Pietrasanta, this charming 204-m² villa offers an interesting mix of Tuscan elegance, privacy, and panoramic views. Surrounded by lush gardens and overlooking the sea, the property captures the true essence of one of the most sought-after areas of Versilia. The outdoor spaces extend around a splendid 10 × 3 m pool framed by wide wooden terraces, where tropical plants and breathtaking views create an atmosphere of absolute peace.

SUMMARY OF THE PROPERTY

REFERENCE #: 3000 – VILLA PIETRASANTA

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, sea view

ACCESS: unpaved road (500 m)

INTERIORS: 204 square meters (2,195 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, terracotta and parquet flooring, panoramic terrace, swimming pool, garden, shaded pergola

EXTERIOR: 4,200 square meters (1.0 acre)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 3 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 137.72 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Pietrasanta (5km; 15'), Marina di Pietrasanta (10km; 20'), Camaiore (12km; 25'), Forte dei Marmi (12km; 30'), Viareggio (17km; 35'), Pisa (37km; 50'), Lucca (39km; 50'), La Spezia (55km; 55'), Livorno (65km; 1h 10'), Pontedera (76km; 1h 10'), Volterra (110km; 1h 50'), Florence (113km; 1h 45'), San Gimignano (123km; 2h)

CLOSEST AIRPORTS

Pisa G. Galilei (48km; 45'), Firenze A. Vespucci (108km; 1h 25'), Genova C. Colombo (144km; 1h 55'), Bologna G. Marconi (190km; 2h 15'), Roma Fiumicino (362km; 4h), Roma Ciampino (399km; 4h 20')

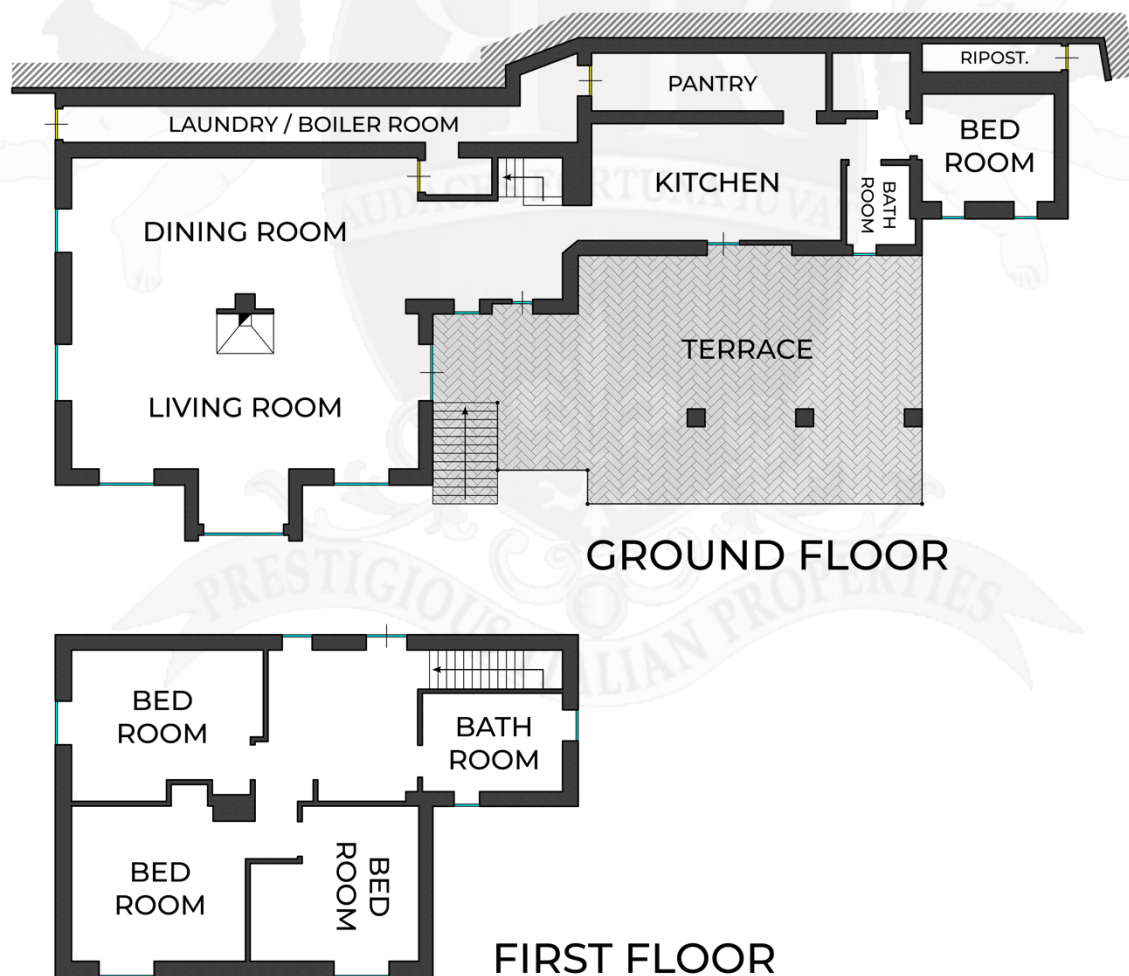
VILLA PIETRASANTA

Located on the prestigious hills above **Pietrasanta**, this charming 204-m² **villa** offers an interesting mix of Tuscan elegance, privacy, and panoramic views. Surrounded by lush gardens and overlooking the sea, the property captures the true essence of one of the most sought-after areas of **Versilia**.

The villa welcomes guests through beautiful landscaped gardens and an elegant covered veranda, designed for perfect indoor-outdoor continuity. The outdoor spaces extend around a splendid **10 × 3 m pool** framed by wide wooden terraces, where tropical plants and breathtaking views create an atmosphere of absolute peace.

Inside, bright and airy rooms are enhanced by large windows opening onto the surrounding countryside and coastline. The modern open-plan kitchen integrates harmoniously with the living area, creating a cozy environment, ideal both for everyday living and entertaining guests. The residence features four elegant double bedrooms and two bathrooms, each designed with comfort in mind.

The property is located about 5 km from Pietrasanta, where all necessary services are available. The Versilian sea is just a bit further (about 15 minutes by car) and easily accessible from the villa: here one will find exclusive venues and some of the most renowned restaurants on the Tuscan coast in a place full of summer events and more.







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