

The Perfect Balance Between Residence and Investment In Marina di Pietrasanta, in a private setting surrounded by greenery, we are pleased to offer for sale a charming villa of approximately 250 sqm, spread across around 140 sqm on the first floor and approximately 110 sqm on the ground floor. An elegant and versatile property, ideal both as a primary residence and for two separate family units. The main living space on the first floor stands out for its bright, airy rooms and high-quality finishes, featuring a spacious living area, a kitchen with island, four bedrooms and three bathrooms. The ground floor comprises a fully independent second unit with a living room, kitchen, three bedrooms, two bathrooms and a covered porch — perfect as a guest suite, annexe, or a self-contained unit to generate rental income. Of particular interest is the ground floor's strong potential for short-term rentals: with its own entrance, private garden, veranda, parking and proximity to the sea, it offers an estimated annual rental income in the region of €25,000. The property is further enhanced by two gated driveways, a well-maintained garden and recent improvements to the ground floor, including new windows and a renovated bathroom. The remainder of the villa is in excellent condition throughout, reflecting the overall quality and care invested in the property. The location is also extremely convenient, with easy access to the motorway and quick connections to the Versilia Hospital. A prestigious property that combines privacy, comfort and investment potential in one of the most sought-after destinations on the Tuscan Riviera. Richiesta euro 1.180.000,00.



APPARTAMENTO PIANO PRIMO



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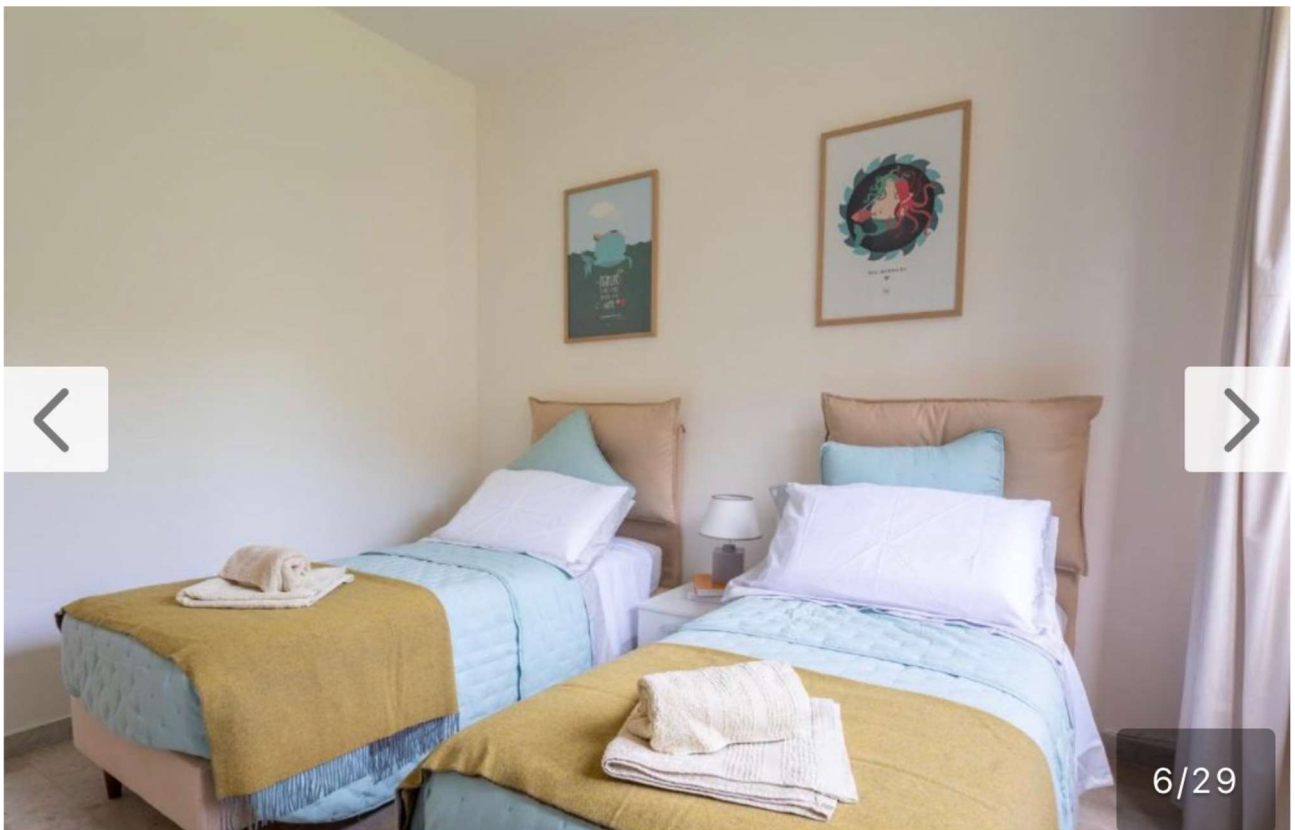


APPARTAMENTO PIANO TERRA



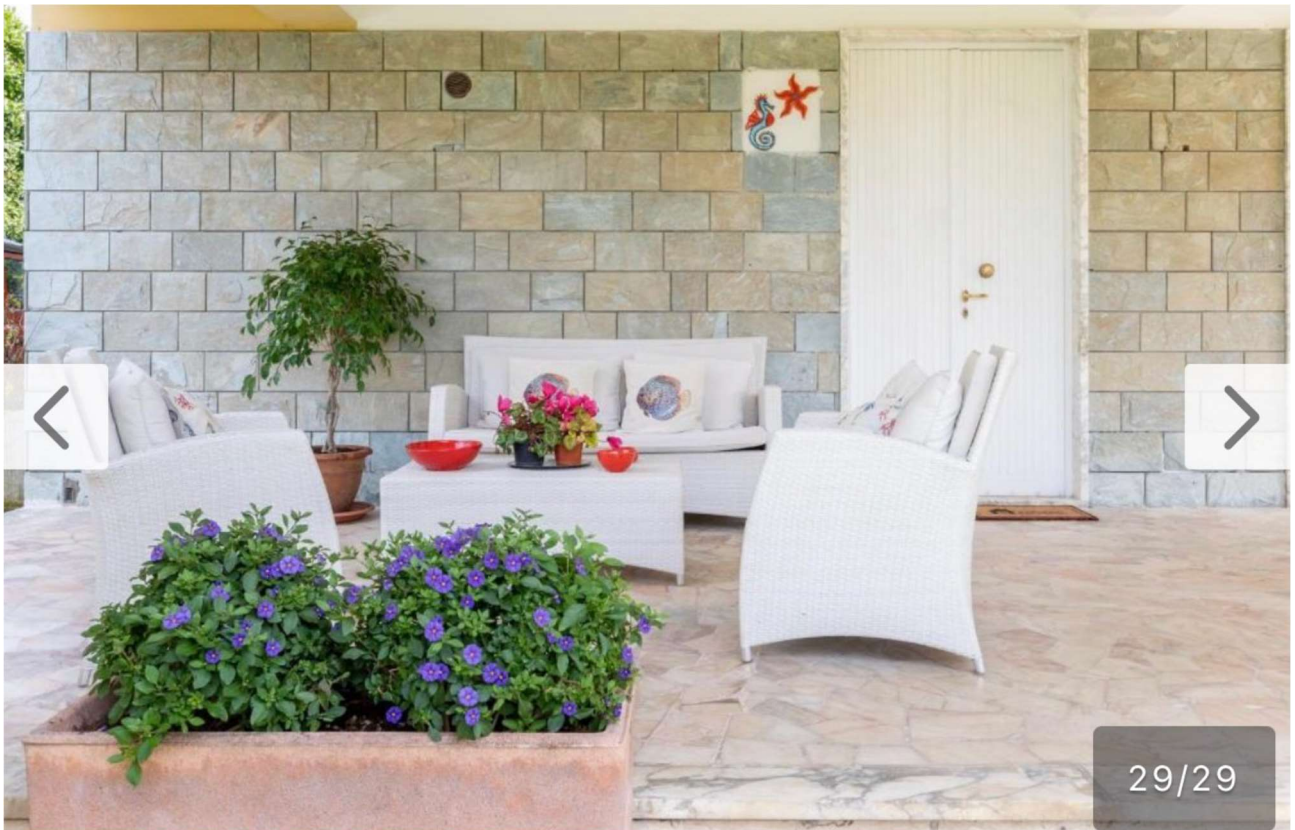
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