

## Villa for sale in Pietrasanta

### € 560.000

### Ref. 83420



**210 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

**CHARMING FARMHOUSE IN THE PIETRASANTA COUNTRYSIDE - HISTORY, COMFORT, AND ENERGY AUTONOMY**

In the heart of the enchanting Tuscan countryside, just minutes from the center of Pietrasanta, stands this splendid historic farmhouse, expertly restored and brought back to life in 2024 through a meticulous renovation that preserved its authenticity while enhancing its contemporary comforts.

The property represents a rare combination of rural charm and technological innovation, standing out for its complete **ENERGY AUTONOMY** guaranteed by a dedicated photovoltaic system. The presence of a **HEAT PUMP** (hot/cold), underfloor heating, and the prestigious **A4+ ENERGY EFFICIENCY CLASS** ensure efficiency, sustainability, and living comfort year-round.

Surrounded by the tranquility of nature, the farmhouse boasts a large **PRIVATE GARDEN**, offering privacy and ideal spaces for outdoor living. A convenient parking area, separated from the garden, contributes to the perfect organization of the outdoor spaces. The property also includes a quaint annex with two cellars/storage rooms and a traditional **WOOD-BURNING OVEN**, an authentic feature that evokes the most authentic Tuscan spirit.

The interiors are distinguished by bright and harmonious spaces. On the ground floor, a large entrance hall leads to a splendid living area consisting of a bright open space with an open kitchen and direct access to the garden, ideal for socializing and relaxing. The living room with a fireplace, featuring a private exit to the outside, creates a warm and welcoming atmosphere, while a guest bathroom and a practical utility room/pantry complete the level.

An elegant staircase leads to the upper floor, where a generous hallway leads to the sleeping area consisting of three large bedrooms and two elegant bathrooms, designed for comfort and functionality.

An exclusive residence that combines the timeless charm of Tuscan tradition with the highest standards of efficiency and quality living, ideal both as a primary residence or as a prestigious country home just minutes from the Versilia sea.

Contact us as soon as possible for more information or to schedule a visit.

For privacy reasons, the address shown on the map may not be the exact one, but the property is still located nearby. This listing does not constitute any contractual agreement.

## Certification

**Energy Class:** A4

**EPgInr:** 13.81 kwh/□

## Features

Code: 83420

Reason: Sale

Categoria: Villa

Zip Code: 55045

Municipality: Pietrasanta

Total Square Meters: 210 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 8

Parking: Uncovered Parking

Air-Conditioned

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices













