

**Marina Di Pietrasanta - Toscana**

# Detached portion of semi-detached house with garden and terrace

**Property ID: IT252941960**



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 580.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT252941960 - 55045 Marina Di Pietrasanta - Toscana**

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## At a glance

Property ID	IT252941960	Purchase Price	580.000 EUR
Living Space	ca. 100 m <sup>2</sup>	Commission	Subject to commission
Available from	18.12.2025	Total Space	ca. 120 m <sup>2</sup>
Rooms	5	Equipment	Terrace
Bedrooms	3		
Bathrooms	1		
Type of parking	3 x Other		

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## Energy Data

Energy certificate valid until	01.03.2027
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Energy Certificate	Energy demand certificate
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Final Energy Demand	147.63 kWh/m <sup>2</sup> a
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Energy efficiency class	G
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## The property



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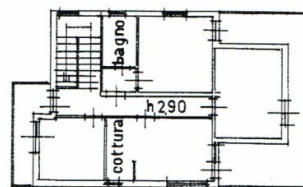


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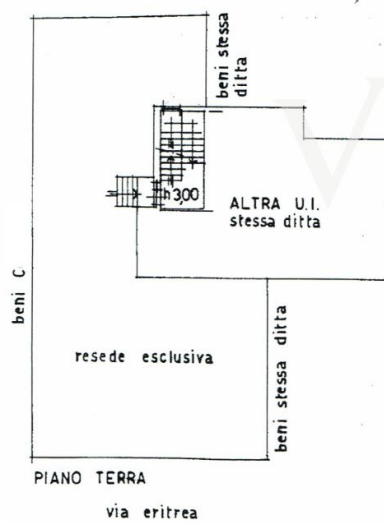
## Floor plans



PIANO SEMINTERRATO

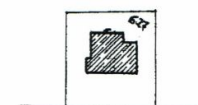


PIANO PRIMO



PIANO TERRA

via eritrea

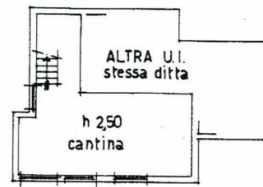


PLANIMETRIA CATASTAL  
SCALA 1:1000

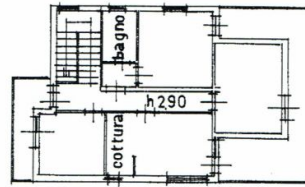
ORIENTAMENTO



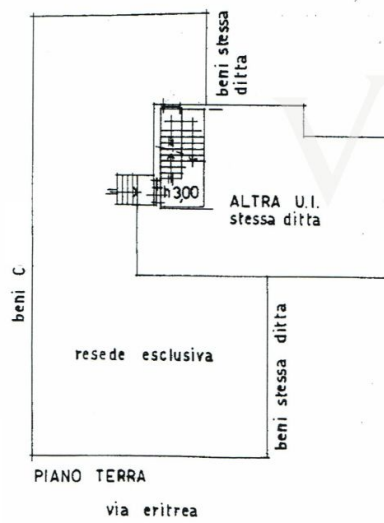
SCALA DI 1:200



PIANO SEMINTERRATO

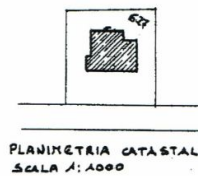


PIANO PRIMO



PIANO TERRA

via eritrea

PLANIMETRIA CATASTALG  
SCALA 1:1000

ORIENTAMENTO



SCALA DI 1:200

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Detached portion of semi-detached house with garden, a few steps from the sea

In a quiet residential area, a few hundred meters from the beach, we offer for sale a detached semi-detached portion on two levels, with large private garden on three sides.

The property consists of:

Ground floor - Main entrance with internal staircase leading to the upper floor.

First and top floor - Spacious living/dining room with direct access to a large terrace, perfect for outdoor lunches and dinners, with beautiful views of the Apuan Alps, new and functional kitchen, Three bedrooms, a recently renovated bathroom with modern shower.

Basement - Spacious tavern with heating connected internally to the ground floor entrance.

The property is completed by a generous private garden on three sides, indoor parking spaces and a convenient garage.

The heating is autonomous.

Ideal solution for those who want tranquility, comfort and proximity to the sea in the beautiful setting of Marina di Pietrasanta.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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