

## Villa for Sale in Massarosa

### € 1.200.000

### Ref. 171



**210 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 7**

The villa, which offers all comforts, is situated in panoramic location on the hills near the coast between Viareggio and Forte dei Marmi. The property offers spectacular views from the Apuan Alps on one side, while on the other side of the sea. The property is within walking distance of the medieval village of Gualdo, while maintaining their privacy and tranquillity. The villa is surrounded by a well-kept garden with lawn, swimming pool and olive trees, Mediterranean plants. The Villa, built in the 1990s by using traditional materials, offers all modern comforts.

The ground floor comprises: a very spacious living area with living room with fireplace, dining room and kitchen with direct access to the garden, a study which could be used as a guest bedroom, a bathroom and a storage room.

An internal staircase leads to the first floor which comprises: three bedrooms and two bathrooms, including one en-suite. Two of the bedrooms have balconies with panoramic sea views.

The basement comprises: a garage for 2/3 cars, several rooms used as cellar, plus a small apartment, also with terrace and garden access.

### Certification

**Energy Certificate: F**

**IPE: 128.26 kwh/□**

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## Property Informations

**Address:** Massarosa

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 7

**State of maintenance:** Prestine

**Floor:** Building

**Total of floors:** 2

**Age:** 1991

**Actual state:** Free

**Balcony:** Yes

**Terrace:** Yes

**Garden:** Private, 2.285 sq.m

**Kitchen:** Large kitchen

## Features

Terrace

Seaview

Modern

New build

Rural

Land

Swimming pool

Secondary accom

Utility Rooms





