



Villa for Sale in Pietrasanta Strettoia

€ 2.995.000
Ref. CBI129-1110-130640



660 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 20

Prestigious panoramic estate with sea views and a swimming pool on the hills of Pietrasanta.

In an exclusive location on the hills of Strettoia, a short distance from Forte dei Marmi and immersed in the tranquility of nature, lies this extraordinary property, characterized by a commanding position with sweeping panoramic views of the coast. From the estate, the view extends across the entire Versilia coastline, offering a privileged perspective that extends to the southern Tuscan coast and, to the north, the Ligurian coast.

The property extends over 3 hectares of private land, with approximately 2,500 square meters of garden, within a charming natural setting featuring olive groves, green spaces, and panoramic terraces. The complex comprises several independent residential units: the main villa with a panoramic pool, a second sea-view villa currently under construction, and a characteristic stone guest house. It offers an ideal solution both as a private residence and as a prestigious property for hosting family and friends.

The presence of three independent driveways is one of the estate's distinctive features, guaranteeing each unit independence, a private entrance, privacy, and magnificent sea views. The main entrance is through a large gate that leads directly to a flat yard, easily accommodating several cars.



The main villa, with a surface area of approximately 350 square meters spread over three levels, was designed to continuously enhance its connection with the surrounding landscape. The large panoramic windows and sliding doors in the various rooms allow natural light to take center stage and offer breathtaking sea views from every room in the residence.

The villa's main level extends seamlessly into the outdoor area of the softly contoured infinity pool and features a large area dedicated to socializing and relaxation. The space, adorned with a fireplace and an elegant central billiards table, offers a refined and welcoming space, perfect for entertaining or enjoying the villa in total comfort year-round. On the same level are a first bedroom with a private bathroom with shower, a laundry room, and a wet bar. The large windows allow for complete access to the garden, pool, and breathtaking sea views.

The first floor features a spacious living room, where exposed stone, enhanced by thoughtful lighting, lends the space a refined and distinctive atmosphere. A particularly dramatic architectural solution is the glass wall directly overlooking the natural rock of the hill, creating a striking and unique aesthetic. On the same floor is a bathroom with shower and a storage room with access to the rear courtyard of the villa. Also on this level is a spacious eat-in kitchen, directly connected to the outdoor barbecue area, complete with a wood-fired terracotta oven. The kitchen and living area open to the large panoramic terrace of over 100 square meters, one of the most enchanting spaces on the property. Here, the sea views, surrounding greenery, olive trees, and swimming pool create the ideal backdrop for al fresco lunches, dinners, and social gatherings.

The sleeping area is on the second and top floor and consists of three bedrooms, all with sea views. The master suite features a dedicated walk-in closet and an ensuite bathroom with a whirlpool tub, while the other two bedrooms, a double and a twin, share a bathroom with a shower. This level also enjoys independent access from the outside via the large rear terrace.

The garden in front of the villa features a panoramic infinity pool, perfectly integrated into the property's natural terrace and overlooking the sea. Below, there's an additional space housing the pool's utility room, as well as a large space currently used for storage of garden furniture and equipment.

Within the grounds, a charming stone path surrounded by greenery leads to the rustic Tuscan-style annex, approximately 110 square meters on two levels. The space retains its authentic charm thanks to the original materials and exposed wooden beams. The ground floor features a living area with a kitchenette, a dining area, and a relaxation area dominated by a striking stone fireplace. The upper level features a double bedroom, a second bedroom, and a bathroom with shower. This unit also enjoys splendid views of the Versilia coast, offering a charming and independent space for guests.

Within the olive grove, in a more secluded location than the pool area, is the third residential unit: a villa of approximately 130 square meters, currently in its finished state. Spread across two levels, it represents an extraordinary opportunity for completion and customization, allowing for the creation of a completely customizable additional residence within an already unique property.

This estate represents one of the most exciting opportunities in the Forte dei Marmi and Versilia area, thanks to its combination of a commanding position, spectacular sea views, spacious private spaces, and significant potential for development. This property offers privacy, elegance, and an authentic Tuscan experience just minutes from the sea.

Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Certification

Energy Class: F

Property Informations

Address: Via Strinato

Zip Code: 55045

Bedrooms: 6

Bathrooms: 5

Rooms: 20

Internal condition: Excellent

Forte dei Marmi

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Floor: Building

Total floors: 3

Parking space: Uncovered

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 160 sq.m

Garden: Private, 2.500 sq.m

Sea distance: 5.200 meter

Kitchen: Eat-in kitchen













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