



## Villa on the sea in Tuscany



### General characteristics

 400 m<sup>2</sup>  7  5

The villa is divided into two residential units. One on the second floor and the other on the first floor with two independent entrances connected by an internal staircase.

The apartment on the ground floor consists of a living room, kitchen, three bedrooms, two bathrooms and large terraces.

The apartment on the second floor consists of a living room, kitchen, three bedrooms, 2 bathrooms.

Luxurious decoration, a guest house or staff, independent heating.

Garden with ornamental plants and very well-tended tall trees, irrigation system.

It is possible to implement a pool.

GENERAL INFORMATION	OPTIONS	SPECIAL FEATURES	INFRASTRUCTURE
Country Italy	Area 400 m <sup>2</sup>	View on the water +	City center 500 m
Region Tuscany	External area 2800 m <sup>2</sup>	Pool -	Promenade 500 m
City Пунта-Ала	Rooms 9	Front line -	Aeroporto 84 km (FLR)
Type Villa/house	Bedrooms 7	Terrace/balcony +	Medical center 4.5 km
Conditions Agricultural use	Bathrooms 5	Garage/Parking +	Market 2.5 km
Heating Autonomy		Dock -	Fitness club 2.5 km
Energy class A+ (< 14 kWh/m2)		Private beach -	Ski resort 100 km
		Panoramic glazing +	Thermal spa resort 100 km
		Private garden +	Sea 500 m
		Common garden -	
		Furniture +	
		Guest parking -	
		Gym / Spa -	
		Banqueting hall -	
		City center -	
		Ready project -	



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CASE BELLA VISTA

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