

for sale in Massarosa
Stiava
€ 490.000
Ref. Villetta Dada



170 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Stiava: corner villa with garden for sale.

In the heart of the peaceful and leafy hamlet of Stiava, in the municipality of Massarosa, we offer for sale an elegant corner villa, free on three sides with double access, which perfectly combines independence and rural tranquility with close proximity to the renowned beaches of Viareggio and Versilia. This detached house is arranged over three floors above ground and is surrounded by a wonderful, meticulously landscaped private garden of approximately 600 sqm, fully fenced, which offers both lovely green areas for relaxation and ideal spaces for socializing, highlighted by a splendid covered veranda seamlessly connected to the house. The property is currently designed with a double entrance on the ground floor leading into a bright and cozy open-plan living room with a dining area and a cleverly organized, fully equipped open kitchen. This space naturally extends outdoors thanks to direct access to a beautiful covered veranda, the perfect setting for al fresco dining or moments of total relaxation, while the floor is completed by a windowed bathroom with a shower and a spacious, functional, and elegant wardrobe area. Accessed via an elegant open staircase, the first floor hosts a sleeping area that also benefits from independent external access, where you will find a double bedroom and a twin bedroom, both served by a comfortable, modern bathroom with a shower. The top floor is entirely dedicated to privacy, featuring a large master bedroom equipped with a spacious, custom-made private walk-in closet area and an en-suite bathroom. The true highlight of the property is the expansive garden surrounding the home, and the villa is equipped with every modern comfort, including Wi-Fi connection, window screens, independent heating, and air conditioning, completed by up to 3 convenient exclusive indoor parking

spaces in addition to easy parking options just outside the house. Strategically located in Stiava, the villa combines the serenity of the foothills with ultimate convenience, as essential services like a supermarket and restaurants are less than 1 km away, while the beaches of Versilia can be reached in less than 10 minutes by car.

Through the Expert's Eye: I personally chose to include this splendid villa in my real estate portfolio for three fundamental reasons: the excellent maintenance condition of the house, which is pristine and ready to move into without needing any renovation work; the incredible added value of the 600 sqm garden, an oasis of privacy that is hard to find in such well-served areas; and finally, its extraordinary practicality, thanks to an internal layout of three bathrooms and three bedrooms that guarantees independence and comfort for the whole family.

Certification

Energy Class: D

EPgInr: 73.99 kwh/□

Features

Code: Villetta Dada	Reason: Sale
Address: Via Giacomo matteotti, 1	Municipality: Massarosa
Zona: Stiava	Total Square Meters: 170 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	State of Preservation: Excellent
Total Floor: 3	Heating: Heating
Sea Distance: 12.000 meter	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch : 20 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Predisposition for Alarm
Shutters	

Nearby

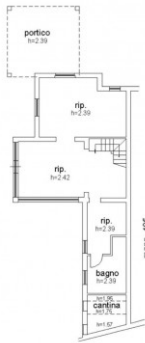
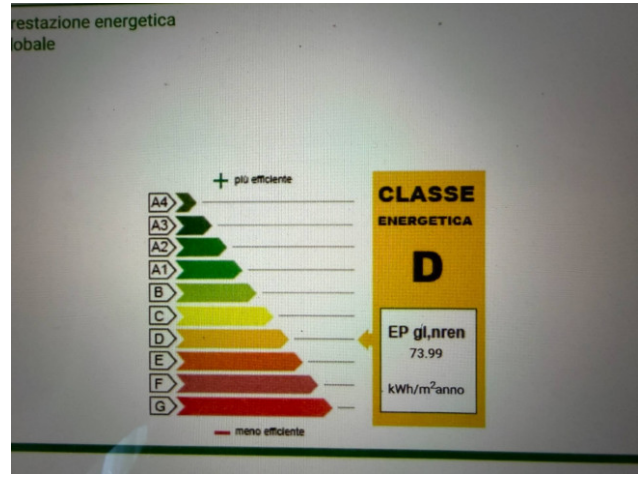
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices



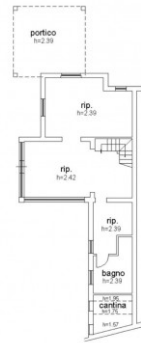








Pianta piano primo



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