

# **villa for sale in Montignoso Capanne Price on Application Ref. 1053**



**272 sq.m. | bathroom: 3 | room: 4 | local: 14**

CODE 1053 | MONTIGNOSO | MASSA | APUAN RIVIERA | TUSCANY | ITALY

A PRESTIGIOUS INDEPENDENT Panoramic Villa with a Pool Near Forte dei Marmi – An Oasis of Peace Between the Sea and the Apuan Alps

Nestled between the majestic Apuan Alps and the infinite blue of the sea, this detached villa with swimming pool is a true haven for the soul.

Surrounded by a lush garden of approximately 200 square meters, fragrant with flowers and peaceful as only nature can be, it stands in one of the most private and evocative areas of the area.

The Villa:

Internally, the villa has 3 independent units, which guarantee privacy even for large families, with 3 entrances and 3

kitchens, all internally connected.

Ground Floor: On the ground floor the Villa consists of a living room, dining room, eat-in kitchen, porch for outdoor dining, two bedrooms and two bathrooms, all with two independent entrances; Basement: The basement is accessible both internally and externally, it has a kitchen with a huge living room with fireplace, two bedrooms, a utility room, a laundry room and a full bathroom; Panoramic Area: A scenic spiral staircase crosses the villa and leads to the solarium terrace and the panoramic tower: from here both sea and mountain views are available. The Villa has internal access to a splendid and immense terrace where you can enjoy a 360-degree view that opens up to breathtaking horizons: on one side the deep blue of the Tyrrhenian Sea and the swimming pool, on the other the imposing peaks of the Apuan Alps, which are tinged with gold at sunset. Exterior: The garden of the Villa is 2000 square meters easily accessible from the road via an automatic gate, with an area for private cars and one for guests' cars. The garden is completed by a wonderful south-facing swimming pool and a covered porch where you can enjoy moments in company. Amenities: Attic: Can be used as a storage room and houses the control panel for the solar panels. Parking spaces: Up to 10 convenient parking spaces available. Hybrid boiler. 50m artesian well. In-ground and independent swimming pool. 12kW photovoltaic system with 23kW storage. Automatic gate. Doors and windows: Shatterproof and made of PVC. Built in 2007 with earthquake-proof structure. Energy class B.

This villa is more than just a home: it's a life experience, a daydream, an embrace of nature and timeless beauty.

Discover it with us!!

Michael 351\*5429\*448  
Patrizia 389\*8344\*002.  
www.forteversilia.it

## Certification

**Energy Class:** B

**EPgInr:** 62.23 kwh/□

## Features

code: 1053	motivation: Sale
Categoria: villa	address: Via Debbia Nuova, 11
CAP: 54038	municipality: Montignoso
Zona: Capanne	total sqm: 272 sq.m.
room: 4	bathroom: 3
local: 14	conservation status: Excellent
Heating: Heating	age construction: 2007
present state: free to the deed	balconies: Present
terrace: Present, 60 sq.m.	garden: Private, 1.900 sq.m.
distance to the sea: 3.000 meter	kitchen: Kitchen large
box: Single	terrace : 60 □
tv : autonomous	veranda : open
store room	Aspiration
cellar	toilet service
fireplace	conditioned air
plant electric : under	jacuzzi
shower	alluminum doors and windows

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allarm predisposition	shutters
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bathroom with window	pool : 20 <input type="checkbox"/>
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## Nearby

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gym	spa
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soccer fields	sport club
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tennis club	bicycle path
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playground	railway station
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public transport	nursery
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elementary schools	Schools
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High Schools	bar
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post offices	shopping centers
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municipal office	beach club
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