

# Villa single for sale in Forte dei Marmi Centro € 2.300.000 Ref. 1379



**370 sq.m. | bathroom: 5 | room: 6 | local: 13**

REF.1379FORTE DEI MARMİ | CENTRO | TUSCANY | ITALY Exclusive villa for sale in Forte dei Marmi Immersed in greenery and tranquility, this splendid villa represents an oasis of elegance and comfort in the heart of Forte dei Marmi, in the prestigious Vittoria Apuana area.

Main Features: Total area: 370 m<sup>2</sup> (gross) Floors: 3 levels (in total) Residential units: 2 independent apartments, each approximately 115 m<sup>2</sup> (in total) Rooms: 6 rooms (in total) Bathrooms: 3 Private garden: approximately 700 m<sup>2</sup> Parking spaces: 2 uncovered spaces Layout: Ground floor: eat-in kitchen, living room with dining area, two double bedrooms, one single bedroom, two bathrooms, and a large outdoor veranda. First floor: mirrored floor plan with a deep terrace ideal for al fresco lunches and dinners. Basement (140 m<sup>2</sup>): versatile spaces with a reading corner, gym, walk-in closet, bathroom, and dressing room. Comfort and details: Independent natural gas heating with radiators and radiant panels. Wooden window frames that lend a typically Tuscan warmth and atmosphere. Large garden that guarantees privacy and relaxation. Good condition thanks to regular maintenance. Why choose this villa? This property is the ideal solution for those who want to live in one of the most sought-after areas of Forte dei Marmi, combining privacy and proximity to services (banks, supermarkets, pharmacies and much more).

The large spaces, natural light, and lush garden make this villa perfect for a peaceful, high-quality life, both as a primary residence and as a holiday home.

For information and appointments:

Monia 351 94 26 963

Patricia 389 83 44 002

www.forteversilia.it

## Certification

**Energy Class:** G

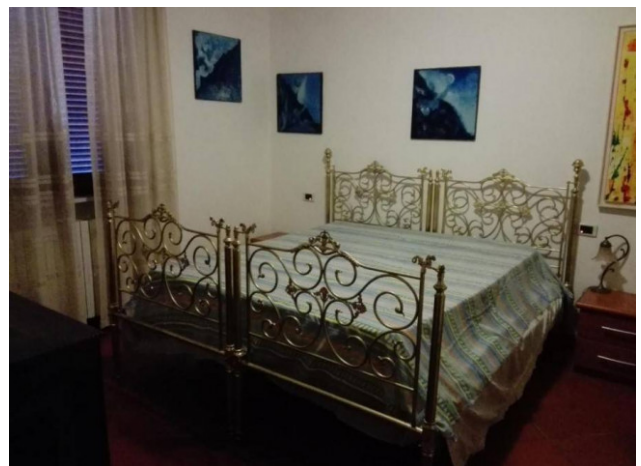
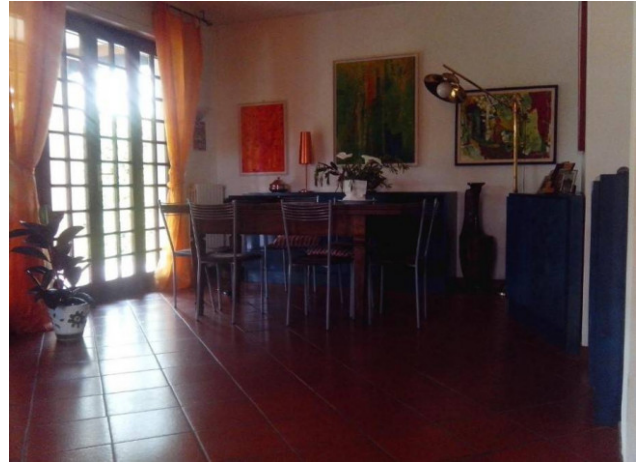
## Features

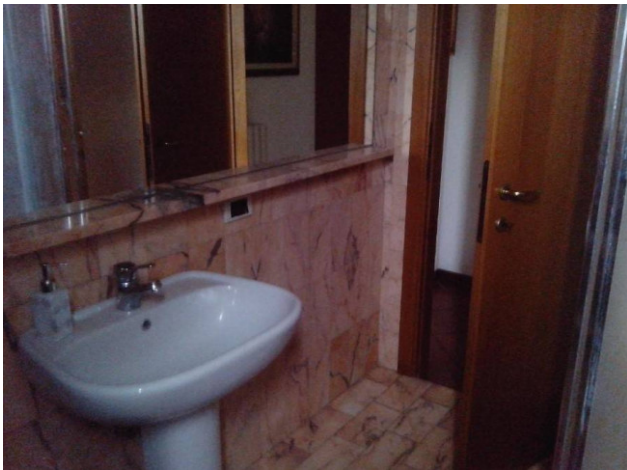
code: 1379	motivation: Sale
Categoria: Villa single	address: Via Allende
municipality: Forte dei Marmi	Zona: Centro
total sqm: 370 sq.m.	room: 6
bathroom: 5	local: 13
conservation status: Excellent	plan: Basement
total plans: 3	Heating: Heating
parking: Uncovered Parking	present state: free to the deed
balconies: Present	terrace: Present
garden: Private	distance to the sea: 900 meter
kitchen: Kitchen large	terrace
tv : autonomous	veranda : open
cellar	toilet service
fireplace	conditioned air
plant electric : under	shower
wooden doors and windows	bathroom with window

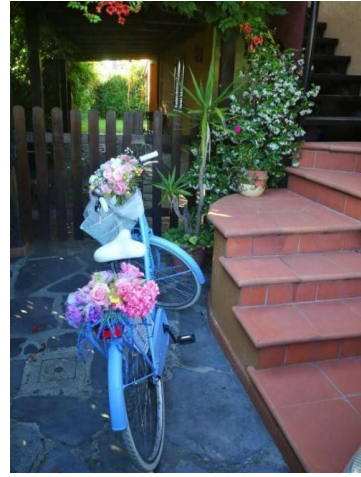
## Nearby

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









ATTESTATO DI PRESTAZIONI ENERGETICHE DEGLI EDIFICI		APE										
TRENTO 124 - FORTI DEI MARMI		VALUTAZIONE ENERGETICA										
<b>DATI GENERALI</b>												
Destinazione d'uso: <input type="checkbox"/> Ufficio <input type="checkbox"/> Scuola <input type="checkbox"/> Altro <input checked="" type="checkbox"/> Abitazione <input type="checkbox"/> Attività commerciale <input type="checkbox"/> Attività artigianale <input type="checkbox"/> Attività industriale <input type="checkbox"/> Attività agricola <input type="checkbox"/> Altro Classificazione (D.P.R. 41/2013): <input type="checkbox"/> Edificio esistente <input type="checkbox"/> Nuova costruzione <input type="checkbox"/> Ristrutturazione <input type="checkbox"/> Ristrutturazione importante <input type="checkbox"/> Qualificazione energetica <input type="checkbox"/> Altro												
Indirizzo: _____ Comune: _____ Data di costruzione: _____ Superficie utile (m <sup>2</sup> ): _____ Volume lordo (m <sup>3</sup> ): _____												
<table border="1"> <thead> <tr> <th>Componente</th> <th>Trasmissione</th> <th>Involucro</th> <th>Impianti</th> <th>Particelle</th> </tr> </thead> <tbody> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>			Componente	Trasmissione	Involucro	Impianti	Particelle	_____	_____	_____	_____	_____
Componente	Trasmissione	Involucro	Impianti	Particelle								
_____	_____	_____	_____	_____								
<b>PRESTAZIONE ENERGETICA GLOBALE DELL'EDIFICIO</b> Classe energetica: <b>F</b> Consumo energetico: _____ kWh/m <sup>2</sup>												

