

## **villa for sale in Forte dei Marmi Centro € 1.850.000 Ref. 171**



**167 sq.m. | bathroom: 4 | room: 5 | local: 9**

REF. 171 FORTE DEI MARMİ | TUSCANY | ITALY

Exclusive Villa in Forte dei Marmi, Tuscany

Just steps from the prestigious pedestrian area, this detached villa offers a perfect blend of privacy, tranquility and accessibility to city services.

Located just 700 meters from the renowned beaches, the property is spread over two levels

Ground floor:

Elegant living area with sofa area and dining area  
Large eat-in kitchen  
Single bedroom  
Bathroom with shower  
Closet

First floor:

Four double bedrooms, one with private bathroom and walk-in closet  
Additional bathroom with shower

Strengths:  
Large sun terrace: perfect for relaxing and sunbathing in total privacy.  
Spacious open veranda: ideal for delicious outdoor summer dinners.  
Private garden surrounding the house on four sides: an oasis of greenery and tranquility.  
Three uncovered parking spaces for exclusive use  
Functional technical room

Don't miss the opportunity to live in one of the most exclusive locations in Tuscany.

Contact us for further details and to arrange a visit:

Monia: 351 94 26 963 Patrizia: 389 83 44 002 For more information, visit our website: [www.forteversilia.it](http://www.forteversilia.it)

## Certification

**Energy Class:** G

**EPGI<sub>nr</sub>:** 344.30 kWh/□

## Features

code: 171

motivation: Sale

Categoria: villa

address: via dell'acqua

CAP: 55042

municipality: Forte dei Marmi

Zona: Centro

total sqm: 167 sq.m.

room: 5

bathroom: 4

local: 9

conservation status: Restored

plan: Multi-Storey

total plans: 2

Heating: Heating

parking: Uncovered Parking

age construction: 1970

present state: free to the deed

terrace: Present

garden: Private

beds: 9

double beds: 4

single beds: 1

distance to the sea: 700 meter

kitchen: Kitchen large

terrace

tv : autonomous

veranda : open

store room

toilet service

conditioned air

plant electric : under

shower

wooden doors and windows

shutters

bathroom with window

## Nearby

gym

spa

sport club

tennis club

bicycle path

playground

railway station

public transport

nursery

bar

post offices

municipal office

beach club

## Rooms

Solarium

Storage Room / Utility Room







