

# house detached for sale in Forte dei Marmi Centro € 790.000 Ref. 2748



**160 sq.m. | bathroom: 6 | room: 4 | local: 10**

| COD: 2748 | FORTE DEI MARMİ | CENTER |

FORTE DEI MARMİ - DETACHED VILLA WITH POOL AND APPROVED PROJECT!!  
A unique opportunity in the heart of Versilia

ForteVersilia offers a detached villa to renovate with a project as shown in the photos and fees paid, ready to move in!!

The Villa needs to be completely renovated and will be composed as follows:

#### Main Features

Plot area: approximately 1150m<sup>2</sup> with excellent sun exposure. Building structure: The villa is on the ground floor and has

two additional levels, a cellar and an attic. Systems to be reviewed: ideal for the installation of underfloor heating, photovoltaic panels and thermal and acoustic insulation. Renovation bonuses available (verification according to current regulations).

#### Distribution of Spaces

Living area: Entrance hall, living room, dining area, eat-in kitchen, service bathroom Sleeping area: 4 bedrooms each with its own full bathroom Exterior: Private garden of 1100m<sup>2</sup> with 42m<sup>2</sup> swimming pool Pool House: Serving the swimming pool, a comfortable covered terrace for relaxing served by a full bathroom and a changing room

#### Access and Appurtenances

Double independent driveway and pedestrian entrance

#### Why Choose It?

This property offers extensive customization options, both aesthetically and functionally, with high potential for value creation.

Perfect for families, investors, or those looking for a second home by the sea.

Its central location and generous size make it a rarity on the Forte dei Marmi market.

For information and visits:

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## Certification

**Energy Class:** G

**EPgInr:** 123.00 kwh/□

## Features

code: 2748

motivation: Sale

Categoria: house detached

address: Via Pietro Nenni, 50

CAP: 55042

municipality: Forte dei Marmi

Zona: Centro

total sqm: 160 sq.m.

room: 4

bathroom: 6

local: 10

conservation status: Be Restored

Heating: Heating

parking: Uncovered Parking

No Barriers: Yes

age construction: 1960

present state: free to the deed

garden: Private, 1.154 sq.m.

distance to the sea: 1.500 meter

kitchen: Kitchen large

tv : autonomous

tv sat : autonomous

shower

bathroom with window

pool : 42 □

## Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

playground

railway station

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public transport	nursery
elementary schools	Schools
High Schools	bar
post offices	shopping centers
municipal office	beach club

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