

villa for sale in Forte dei Marmi

Vittoria Apuana

Price on Application

Ref. 2799



193 sq.m. | bathroom: 3 | room: 5 | local: 11

REF. 2799 | FORTE DEI MARMİ | TUSCANY | ITALY

Detached villa, just 400 metres from the sea and 1000 metres from the historic centre of Forte dei Marmi, recently completely renovated and designed by a historic Forte dei Marmi architect.

Main features:

Ground floor: Living room, Eat-in kitchen, Two double bedrooms, Bathroom, Double covered porch. First floor: Double bedroom with en-suite bathroom and large exclusive terrace on 3 sides, Double bedroom, Bathroom with bathtub, Single bedroom.

Exterior and equipment:

Proximity to the sea
Privacy
Private garden
Private parking spaces
Large covered porch over the dining area
Covered porch over the living area
Bedrooms with direct access to the outdoor areas
Outdoor storage rooms
Comfortable outdoor shower
Outdoor barbecue
Aluminum window frames
Electric aluminum shutters
Alarm system
Home automation system
Video surveillance system
Video intercom
Air conditioning
Automatic irrigation
Grassed windows
Excellent exposure
Great internal heights
Exceptional brightness of the rooms
Excellent finishes and attention to detail

Forte dei Marmi

Living in Forte dei Marmi means enjoying an exclusive, world-renowned environment, tranquil and refined, with elegant villas, spacious green spaces, and a wide selection of beach resorts offering exclusive services. The town offers a serene daily life, enriched by high-fashion boutiques, gourmet restaurants, and a vibrant social scene. The mild climate and proximity to natural and cultural attractions make it ideal for those seeking the right balance of luxury, relaxation, and recreation. It is a safe place, perfect for families and those seeking a high quality of life.

Links:

Highway: Quick access to the A12 motorway for connections to Lucca, Pisa, and Florence. **Train Station:** The Forte dei Marmi-Querceta station is just a few kilometers away, with direct connections to major Tuscan cities. **Airports:** A short distance from the international airports of Pisa (about 40 km) and Florence (about 100 km). **Local Amenities:** Schools, shops, supermarkets, and sports centers are all nearby, making the area perfect for families. **Seaside:** The Forte dei Marmi beach resorts are just a few minutes away, even without using public transport.

Why Choose This Property?

Prestigious Location: In a prestigious residential area, close to the sea and well-served. **Brightness and Exposure:** Bright rooms, high ceilings, excellent exposure. **Well-designed spaces** for everyday life and relaxation. **Enjoyable outdoor spaces** that provide continuity between the rooms of the house. **Privacy and Tranquility:** Maximum privacy and tranquility guaranteed. Completely renovated, modern interior design.

Perfect both as a seaside villa and as a residential home!

For information and appointments:

Monia 351 94 26 963
www.forteversilia.it

Certification

Energy Class: E

EPgInr: 88.53 kwh/□

Features

code: 2799

motivation: Sale

Categoria: villa

address: via Donati, 37

CAP: 55042

municipality: Forte dei Marmi

Zona: Vittoria Apuana

total sqm: 193 sq.m.

room: 5

bathroom: 3

local: 11

conservation status: Excellent

Heating: Heating

parking: Uncovered Parking

present state: free to the deed

balconies: Present

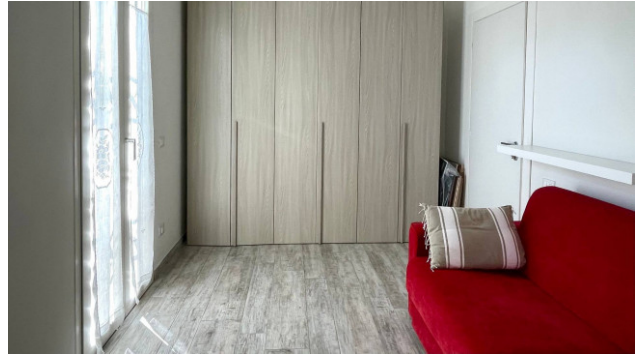
terrace: Present	garden: Private
kitchen: Kitchen large	terrace
tv : autonomous	veranda : open
tv sat : autonomous	store room
conditioned air	plant electric : under
sanitary suspended	jacuzzi
shower	alluminum doors and windows
Blinds	bathroom with window

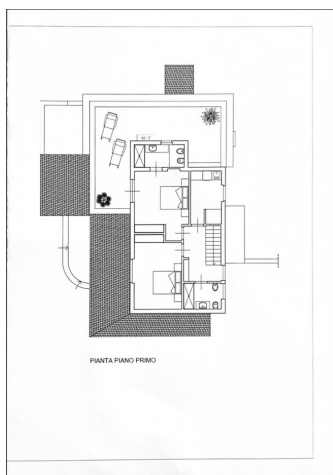
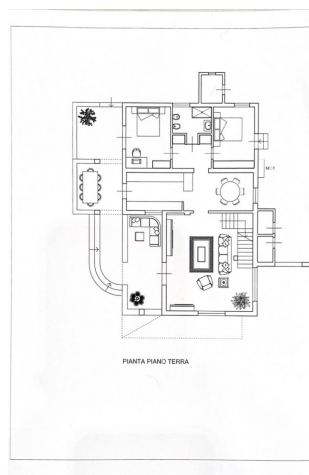
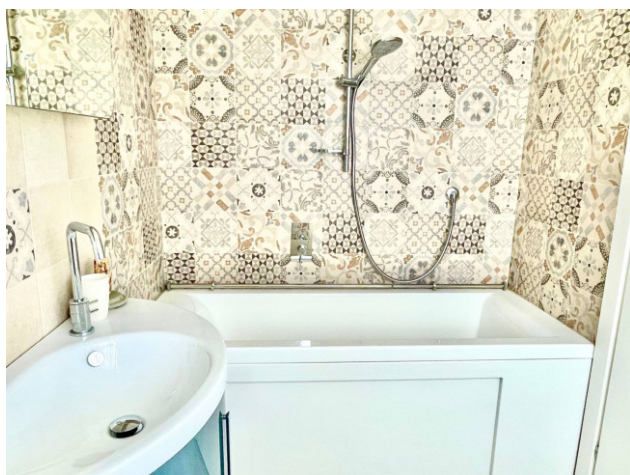
Nearby

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









Servizi energetici presenti

<input checked="" type="checkbox"/> Climatizzazione invernale	<input type="checkbox"/> Ventilazione meccanica	<input type="checkbox"/> Illuminazione
<input checked="" type="checkbox"/> Climatizzazione estiva	<input checked="" type="checkbox"/> Prod. acqua calda sanitaria	<input type="checkbox"/> Trasporto di persone o cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato		Prestazione energetica globale		Riferimenti Gli immobili simili avrebbero in media la seguente classificazione: Se nuovi: B (88.53) Se esistenti: E
INVERNO	ESTATE	+ Più efficiente		
		A4	A3	EDIFICIO A ENERGIA QUASI ZERO CLASSE ENERGETICA E EPgl,nren 205.75 kWh/m² anno
		A2	A1	
		C	D	
		E	F	
		F	G	
		G		