

apartment for sale in Forte dei Marmi Centro € 649.000 Ref. 2986



92 sq.m. | bathroom: 2 | room: 2 | local: 4

2986 | FORTE DEI MARMİ | Center | TUSCANY | ITALY

Description: Bright and well-ventilated upper-floor apartment, located in a renowned building in a prestigious area of Forte dei Marmi.

Surrounded by luxury villas and properties, this apartment offers a unique opportunity in the heart of the city.

Main Features:

Entrance and hallway Double bedroom with balcony Double bedroom with large window Large and bright bathroom with window Living room with access to the terrace Eat-in kitchen with enclosed external balcony

Exterior and Equipment:

Excellent exposure, Parking space, Owned cellar, Shared garden, Parquet flooring, Elevator, Security door, No architectural barriers

Why Choose This Property?

Prestigious Location: In a prestigious residential area, close to the sea and well-connected. **Brightness and Exposure:** Bright rooms with excellent exposure. **Privacy and Tranquility:** Maximum privacy and tranquility guaranteed. **No Architectural Barriers:** Full accessibility.

Forte dei Marmi: Living in Forte dei Marmi means enjoying an exclusive and renowned environment, with elegant villas, spacious green spaces, and a wide selection of beach resorts offering exclusive services. The city offers a serene lifestyle, enriched by high-fashion boutiques, gourmet restaurants, and a vibrant social scene. The mild climate and proximity to natural and cultural attractions make Forte dei Marmi ideal for those seeking luxury, relaxation, and recreation.

Links:

Motorway: Quick access to the A12 to Lucca, Pisa, and Florence. **Train Station:** Forte dei Marmi-Querceta is just a few kilometers away with direct connections to the main Tuscan cities. **Airports:** Close to the international airports of Pisa (about 40 km) and Florence (about 100 km). **Local Services:** Schools, shops, supermarkets, and sports centers are nearby. **Sea:** Easily accessible even without public transportation.

This apartment is ideal for those looking for a unique opportunity to customize or as an investment!!!!

For information and appointments:

Monia 351 94 26 963
Patricia 389 83 44 002
Michael 351 54 29 448
www.forteversilia.it

Certification

Energy Class: G

EPgInr: 123.30 kwh/□

Features

code: 2986

motivation: Sale

Categoria: apartment

address: VIA AGNELLI, 128

CAP: 55042

municipality: Forte dei Marmi

Zona: Centro

total sqm: 92 sq.m.

room: 2

bathroom: 2

local: 4

conservation status: Be Restored

plan: 3

total plans: 4

Heating: Heating

parking: Uncovered Parking

Lift: Yes

No Barriers: Yes

age construction: 1970

present state: free to the deed

balconies: Present

terrace: Present

garden: town

distance to the sea: 800 meter

kitchen: Kitchen large

tv : condominium

store room

parquet

shower

wooden 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

- Climatizzazione invernale
- Climatizzazione estiva
- Ventilazione meccanica
- Prod. acqua calda sanitaria
- Illuminazione
- Trasporto di persone o cose

PRESTAZIONE ENERGETICA E GLOBALE 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, a netto dei rendimenti degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO	ESTATE

Prestazione energetica globale

EP gL/area
123.3

CLASSE ENERGETICA G

Se nuovi: A122 (30)

Se esistenti: G123 (3)

Riferimenti: Gli immobili simili avrebbero in media la seguente classificazione:

Pag. 1



