

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



**105 sq.m. | bathroom: 1 | room: 2 | local: 3**

2986 | FORTE DEI MARMI | 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](http://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: 105 sq.m.

room: 2

bathroom: 1

local: 3

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

terrace: Present

garden: town

kitchen: Kitchen large

box: Shed

store room

parquet

bathroom with window

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## Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

playground

public transport

nursery

elementary schools

Schools

High Schools

bar

post offices

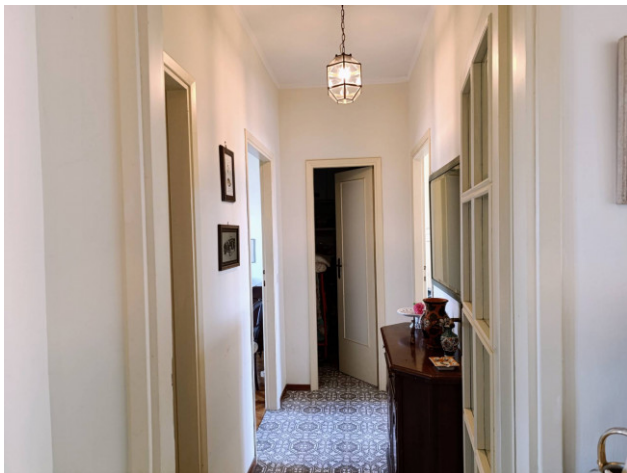
shopping centers

municipal office

beach club















**Servizi energetici presenti**

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

<p><b>Prestazione energetica del fabbricato</b></p> <table border="1"> <thead> <tr> <th>BIVERNO</th> <th>ESTATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	BIVERNO	ESTATE			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>Prestazione energetica globale</b></p> <p><b>CLASSE ENERGETICA</b> <b>G</b></p> <p>EP glnren 129.3 kWh/m²anno</p>	<p>Riferimenti Gli immobili simili avrebbero in media la seguente classificazione:</p> <p>Se nuovi: </p> <p>Se esistenti: </p>
BIVERNO	ESTATE							
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							

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