

family house for sale in Forte dei Marmi Vittoria Apuana € 1.600.000 Ref. 3235



130 sq.m. | bathroom: 2 | room: 3 | local: 5

Luxury, Sea, and Technology – Your Turnkey Villa in Forte dei Marmi!

In Forte dei Marmi, in the heart of Vittoria Apuana, just steps from the sea and the prestigious Villa Bertelli, we offer for sale a portion of a completely new semi-detached villa, ready to be moved into. A unique opportunity to experience Versilia in style, comfort, and cutting-edge technology.

Main features: Private 25-meter street-facing courtyard with timed lighting. Three independent entrances. Two uncovered parking spaces + bicycle parking. External laundry room and cellar (2.5m x 2m). Alarm system and double video intercom, remotely manageable. New cast iron radiators, remotely manageable. Wi-Fi-ready air conditioning units with USB sticks. Double-glazed windows for thermal and acoustic insulation. Smart TVs in all bedrooms, suspended bathroom fixtures, security door and safe. External condensing boiler for energy efficiency. Internal layout: Ground floor: living room, fully equipped eat-in kitchen, bathroom with shower. First floor: three double bedrooms, second bathroom with shower, one bedroom with whirlpool tub. Two habitable terraces: one on the Viareggio side, the other on the Massa side with

independent entrance. Strategic location: A few minutes from the sea. Very close to the center of Vittoria Apuana. A stone's throw from Villa Bertelli, the cultural and musical center of Versilia. Immersed in tranquility, yet convenient to all amenities. Strengths - Why? choose it
Turnkey: no work to do, ready to be lived in
Technology and comfort: latest-generation systems, home automation, smart air conditioning
Privacy and independence: three independent entrances, private courtyard, exclusive outdoor spaces
Modern design and quality materials: suspended bathroom fixtures, insulating glass, refined finishes
Perfect for every need: ideal as a primary residence, holiday home or investment
Exclusive location: Forte dei Marmi is synonymous with elegance, the sea, luxury shopping and a refined lifestyle

Contact us for more details or to arrange a visit:
Monia 351 94 26 963
Patricia 389 83 44 002
www.forteversilia.it

Certification

Energy Class: E

EPgInr: 144.41 kwh/□

Features

| | |
|--------------------------------|---------------------------------|
| code: 3235 | motivation: Sale |
| Categoria: family house | address: via rossetti e bandini |
| municipality: Forte dei Marmi | Zona: Vittoria Apuana |
| total sqm: 130 sq.m. | room: 3 |
| bathroom: 2 | local: 5 |
| conservation status: Excellent | plan: Ground Floor |
| total plans: 2 | Heating: Heating |
| parking: Uncovered Parking | present state: leased |
| terrace: Present | beds: 8 |
| double beds: 3 | distance to the sea: 250 meter |
| kitchen: Kitchen large | terrace |
| tv sat : autonomous | toilet service |
| conditioned air | plant electric : under |
| jacuzzi | shower |
| alluminum doors and windows | shutters |

Nearby

| | |
|--------------------|------------------|
| gym | spa |
| soccer fields | sport club |
| tennis club | bicycle path |
| playground | railway station |
| public transport | nursery |
| elementary schools | Schools |
| High Schools | bar |
| post offices | shopping centers |

municipal office

beach club







