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



136 sq.m. | bathroom: 2 | room: 3 | local: 7

| REF.3235 | FORTE DEI MARMI I VITTORIA APUANA I TUSCANY I ITALY |

200m FROM THE SEA!!
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 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 distribution
Ground floor: living room, fully equipped kitchen, bathroom with shower. First floor: three double bedrooms, second bathroom with shower, one bedroom with hydromassage tub. Two habitable terraces: one facing Viareggio, the other facing Massa with independent entrance.

Strategic position
Just a few minutes from the sea, very close to the centre of Vittoria Apuana, a stone's throw from Villa Bertelli, a cultural and musical hub in 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: state-of-the-art systems, home automation, smart air conditioning. Privacy and independence: three separate entrances, private courtyard, exclusive outdoor spaces. Modern design and quality materials: wall-hung bathroom fixtures, insulating glass, meticulous 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:
Patricia 389*8344*002
www.forteversilia.it

Certification

Energy Class: E	**EPglnr**: 144.41 kwh/□

Features

code: 3235	motivation: Sale
Categoria: family house	address: Via Padre ignazio da carrara, 19
CAP: 55042	municipality: Forte dei Marmi
Zona: Vittoria Apuana	total sqm: 136 sq.m.
room: 3	bathroom: 2
local: 7	conservation status: Restored
plan: On two-levels	total plans: 2
Heating: Heating	parking: Uncovered Parking
age construction: 2019	present state: leased
balconies: Present	terrace: Present
garden: Private	beds: 8
double beds: 3	distance to the sea: 250 meter
kitchen: Kitchen large	terrace
tv : autonomous	veranda : open
tv sat : autonomous	store room
toilet service	conditioned air
wc without windows	plant electric : under
sanitary suspended	jacuzzi

shower	alluminum doors and windows
allarm predisposition	shutters
bathroom with window	

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

















Agenzia ForteVersilia Immobiliare
via Trento 124 - Forte dei Marmi (LU) - 058481417
info@forteversilia.it - https://www.forteversilia.it/en
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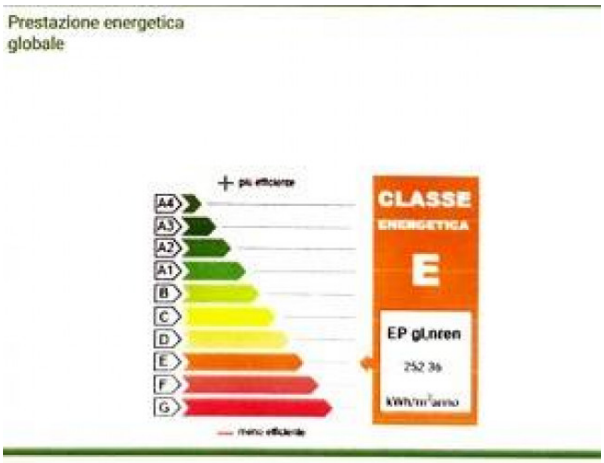


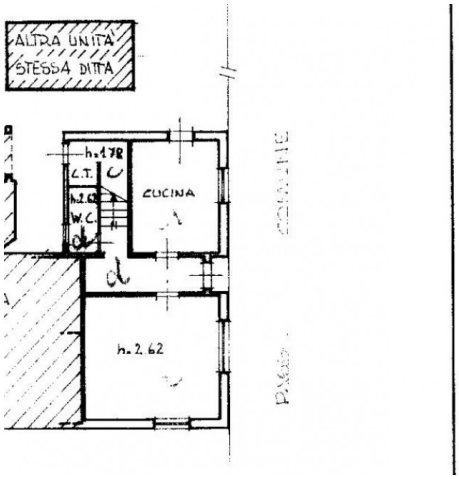


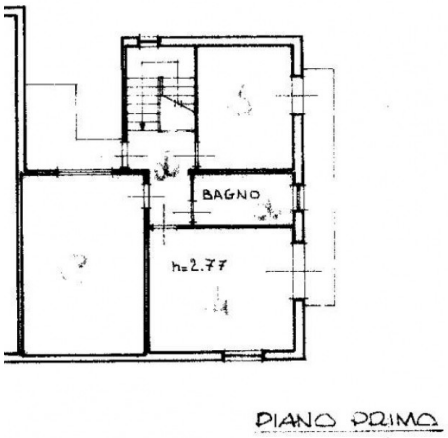


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