

villa for sale in Forte dei Marmi Centro € 3.000.000 Ref. 3339



198 sq.m. | bathroom: 2 | room: 4 | local: 10

| COD: 3339 | FORTE DEI MARMI | CENTER | DETACHED VILLA WITH EXPANDABLE EXTENSIONS!! |

A unique opportunity in the heart of Versilia

In one of the most sought-after areas of Forte dei Marmi, we offer a detached villa free on four sides, spread over a single level, with a 20m² outbuilding and a large 700m² private garden.

Located in a quiet and well-served residential area, this property represents the ideal base for a customized renovation project, perfect for those looking to create their dream home or invest in a prestigious location.

The Villa can be expanded up to 240m² above ground!!

Main Features

Plot area: approximately 700 m² with excellent sun exposure. Building structure: traditional masonry, suitable for energy

requalification. Systems to be reviewed: ideal for the installation of underfloor heating, photovoltaic panels, and thermal and acoustic insulation. Renovation bonuses available (verification according to current regulations).

Distribution of Spaces

Living area: living room, eat-in kitchen, hallway Sleeping area: 4 bedrooms, 2 bathrooms Exterior: 2 livable terraces perfect for relaxation and entertainment Annex: currently used as a garage but it is possible to merge it with the property

Access and Appurtenances

Independent driveway and pedestrian entrance. Large green area with potential for a garden or private pool.

Why Choose It?

This property offers extensive customization options, both aesthetically and functionally, with high potential for value creation.

Perfect for families, investors, or those looking for a second home by the sea.

Its central location and generous size make it a rarity on the Forte dei Marmi market.

What are you waiting for? It's the right time!!

Michael 351*5429*448

www.forteversilia.it

Certification

Energy Class: G

EPgInr: 250.00 kwh/□

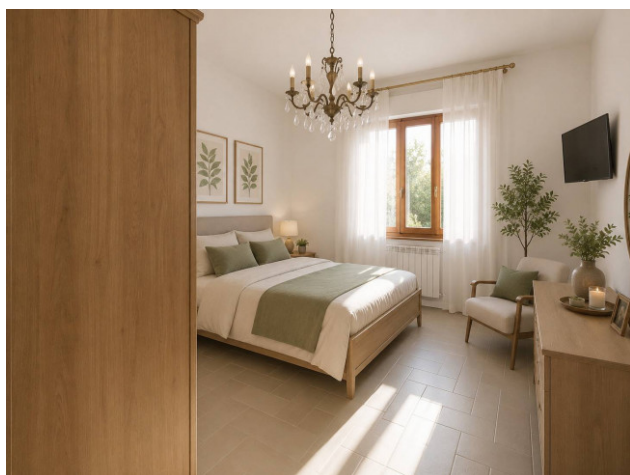
Features

code: 3339	motivation: Sale
Categoria: villa	address: Via Agnelli, 87
CAP: 55042	municipality: Forte dei Marmi
Zona: Centro	total sqm: 198 sq.m.
room: 4	bathroom: 2
local: 10	conservation status: Good
Heating: Heating	parking: Carport
age construction: 1965	present state: free to the deed
terrace: Present, 40 sq.m.	garden: Private, 700 sq.m.
distance to the sea: 600 meter	kitchen: Kitchen large
box: Single	terrace : 40 □
tv : autonomous	veranda : open
tv sat : autonomous	toilet service
conditioned air	parquet
plant electric : under	sanitary suspended
shower	wooden doors and windows
bathroom with window	

Nearby

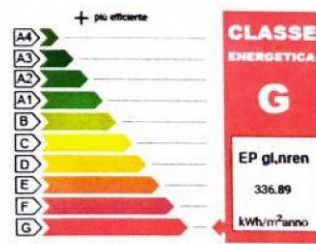
gym	spa
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soccer fields	sport club
tennis club	bicycle path
playground	railway station
public transport	nursery
elementary schools	Schools
High Schools	bar
post offices	shopping centers
municipal office	beach club





Prestazione energetica globale



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