for sale in Montignoso
Renella
€ 550.000
Ref. 3517



1.300 sq.m.

MONTIGNOSO – DETACHED VILLA NEW CLASS A4 BUILDING WITH PRIVATE GARDEN AND POSSIBILITY OF A SWIMMING POOL REF. 3397 | MONTIGNOSO – In a strategic location, just minutes from the sea and Forte dei Marmi, we offer for sale an elegant newly built detached villa, designed to offer living comfort, independence, energy efficiency, and quality of life. The property will be built on a plot of land measuring over 1,200 square meters, with a large private garden and the possibility of building a splendid swimming pool, creating an exclusive and private environment, ideal both as a primary residence or as a prestigious holiday home. Distribution of rooms The villa is spread over two levels, with spaces designed to ensure functionality, brightness and privacy. Ground floor The entrance leads to the living area, consisting of a welcoming living room and a spacious kitchen-dining area, ideal for everyday life and entertaining. The floor is completed by a double bedroom, a bathroom and ancillary rooms, including a convenient garage and a utility room. First floor attic The sleeping area features two elegant double suites, both with private bathrooms and walk-in closets, designed to offer maximum comfort and a pleasant sense of exclusivity. The villa is surrounded by a large private garden, with the possibility of building a private swimming pool and organizing relaxation areas, solariums, and spaces dedicated to outdoor conviviality. Comfort and energy efficiency. The new construction is designed to achieve energy efficiency class A4, with a focus on energy savings, living comfort, and the use of modern construction solutions. The finishes and contemporary architecture will contribute to creating an elegant, functional residence that blends seamlessly into the

surrounding residential context. A privileged position located in the municipality of Montignoso, in the immediate vicinity of Forte dei Marmi, The property allows you to easily reach the beaches of Versilia, Forte dei Marmi and the main services. An ideal solution for those seeking a newly built detached villa with large private spaces, three double bedrooms, three bathrooms, and the option of a swimming pool, without sacrificing proximity to the sea. The images published are photorealistic renderings explaining the project and are for illustrative purposes only. The finishes, furnishings and external arrangements shown may differ from the final construction. For information and appointments: Forteversilia Real Estate Tel. +39 366 4148105 Email: info@forteversilia.it www.forteversilia.it

Features

code: 3517	motivation: Sale
address: Via Romana Est	CAP: 54038
municipality: Montignoso	Zona: Renella
total sqm: 1.300 sq.m.	Buildable sq.m.: 120 sq.m.
Street Frontage	Water Pipes
Light	Methane
Telephone Lines	

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

















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