

for sale in Forte dei Marmi
Vittoria Apuana
€ 2.600.000
Ref. 1567



160 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Forte dei Marmi

In a very quiet area very close to the sea. Three-bedroom villa, approximately 150 square meters, ready for occupancy. It is spread over one level, with outdoor patios and a garden of approximately 350 square meters. It also features a flat, accessible roof terrace of approximately 90 square meters, finished with wooden flooring, irrigated flower pots, and designed to accommodate a kitchen and relaxation area with a hot tub, living room, etc.

Large triple-glazed glass windows and architectural elements typical of Versilia from the 1960s, yet equipped with all modern comforts such as air conditioning and underfloor heating. It has four fully furnished bathrooms with shower stalls and lamps, and the colorful bathroom fixtures are by Tenax and Lavenia, designed by Antonia Campi. A fully furnished Barthel Firenze lacquered kitchen, washing machine, dishwasher, wine cellar, and ice maker are all Miele. The Free-Zanz system for insect and mosquito protection is already active in the summer. 400 Mega Star Link Satellite Wi-Fi. Parking spaces in the garden.

Completely energy independent, this Class A building features 8 kW of photovoltaic power and 20 kW of storage batteries. Solar panel for hot water. Intrusion detection and video surveillance system. Home automation with remote control and

viewing. Automatic irrigation from a private well.
Directly from the builder and therefore with 10% VAT or 4% for first homes.

Certification

Energy Class: A1

Features

Code: 1567	Reason: Sale
Address: Via San Camillo	Zip Code: 55042
Municipality: Forte dei Marmi	Zona: Vittoria Apuana
Total Square Meters: 160 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 6
State of Preservation: Excellent	: 3
Level: 1	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Age Construction: 2025	Current Status: Free to the deed
Terrace: Present, 90 sq.m.	Garden: Private, 350 sq.m.
Sea Distance: 700 meter	Kitchen: Exposed Kitchen
Terrace : 80 □	Porch
Closet	ADSL Coverage
Air-Conditioned	Parquet
Wiring : By Law	Shower

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	







