

## Villa for rent in Forte dei Marmi Vaiana Confidential Negotiation Ref. AP0137



**250 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 10**

Behind Forte dei Marmi Villa with pool and outbuildings surrounded by greenery, in privacy and tranquility.

â€”The Villa has three floors, two of which are above ground, and it is so ordered: outside the Guest House, with a large veranda equipped with dining table, sofa, outdoor summer kitchen inside outbuildings include a sofa bed double bed and a bathroom with shower on the front side of the villa there is the swimming pool with Jacuzzi and waterfall, lighted internally, and externally, with outdoor shower, beach umbrella and sunloungers. Finally, joined to the main building, is This further porch, covered by a canopy. Ground floor awaits a large living room with dining table and lounge with satellite TV, attached to a room with a double sofa bed and a bathroom with shower. The basement with private entrance outside, includes a dining room and lounge with satellite TV, attached to a kitchen with peninsula, provided with a dishwasher, fridge, oven and microwave, a double bedroom with exclusive service with bath and shower, a further double bedroom, also with exclusive service with shower and laundry area and boiler.

â€”â€”The first floor includes two bedrooms, both with balconies and exclusive service, one with shower, one with Jacuzzi bath, and a large terrace with a wonderful panoramic view over the pool and the Apuan Alps, furnished with outdoor furniture. Villa is also equipped with alarm system, Wi-Fi, finishes and fine marble, air conditioning, automatic gate, parking for three cars and new furniture.

### Certification

Energy Class: C

Energy certificate: 62,51 kwh/□

## Property Informations

Bedrooms: 4

Bathrooms: 5

Rooms: 10

State of Preservation: Excellent

Level: On two-levels

Heating: Heating

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 4.000 meter

Kitchen: Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

Air-Conditioned

Wiring: By Law

Shower

Predisposition for Alarm

## Nearby

Bicycle Paths:





**Immobiliare Sartoni**

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