

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



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

Behind Forte dei Marmi, a detached villa with a swimming pool and an annex, surrounded by greenery, offering privacy and tranquility. The Villa is spread over three levels, two of which are above ground, and is laid out as follows:
Outside we find the annex, with a large veranda equipped with a dining table, outdoor sofa, and outdoor kitchen. Inside the annex there is a double sofa bed and a bathroom with shower.
At the front of the villa is a swimming pool with a whirlpool and waterfall, both internally and externally lit, complete with an outdoor shower, umbrella, and lounge chairs. Finally, connected to the main building is an additional veranda, covered by a canopy.
The ground floor features a spacious living room with a dining table and a sitting area with satellite TV, adjacent to a bedroom with a double sofa bed and a bathroom with shower. The basement, with independent access to the outside, includes a dining room and sitting area with satellite TV, adjacent to a kitchen with a peninsula, equipped with a dishwasher, refrigerator, oven, and microwave, a double bedroom with en-suite bathroom with a bathtub and shower, a second double bedroom, also en-suite with a shower, and a laundry area and boiler.
The first floor features two double bedrooms, both with balconies and en-suite bathrooms-one with a shower, the other with a Jacuzzi tub-and a large terrace with a wonderful panoramic view of the pool and the Apuan Alps, complete with outdoor furniture. The villa also features an alarm system, Wi-Fi, high-quality finishes and marble, air conditioning, an automatic gate, indoor parking for three cars, and new furnishings.

Certification

Energy Class: C

Energy certificate: 62.51 kwh/□

Property Informations

Bedrooms: 5

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:













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