

**Villa for rent in Forte dei Marmi**  
**Vittoria Apuana**  
**Confidential Negotiation**  
**Ref. AF0199**



**400 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10**

Elegant villa for holidays rent in Forte dei Marmi in the Victoria Apuana district, the residential area on the north side of Forte dei Marmi.

Very close to the sea this villa enjoys a private four-sided garden set up with a driveway entrance for car parking and a rear porch equipped for dinners and outdoor lunches.

On the ground floor the house consists of a living area with 55" satellite TV, dining area, an open kitchen, a dining area, pantry, service bathroom, floors in fine marble Azul Macaubas.

On the first floor, which is accessed via a beautiful staircase in white marble of Carrara, there is 1 master bedroom equipped with a private bathroom complete with a bathtub and a shower, in addition to the walk-in closet for exclusive use of the room, safe and a large terrace. Another master bedroom with en-suite bathroom and terrace plus a single room if necessary with a parable bed to arrange a double room, another bathroom with shower. On the second floor with a very high attic roof, another room with a single bed has been set up, with the possibility of making it double. Each bedroom is equipped with air conditioning and music diffusion system.

On the basement as surrounded throughout the perimeter by a scannafosso equipped with glass to the ceiling to pass natural light was obtained an apartment equipped with a large kitchen with barbecue, 1 double room with air conditioning and a single, a bathroom with

shower, a living room with skylight and a laundry room with washing machine and dryer and air conditioning.

The villa is finished with exclusive materials from Brazil's blue marble to Carrara white marble. The villa is equipped with outdoor barbecue, alarm system, air conditioning , satellite TV, home automation, Wi-Fi and is about 250 meters from the sea.

## Certification

**Energy Class:** A1

## Property Informations

**Bedrooms:** 6

**Bathrooms:** 5

**Rooms:** 10

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Parking:** Uncovered Parking

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 1.000 sq.m

**Sea Distance:** 250 meter

**Kitchen:** Exposed Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Air-Conditioned

Wiring: By Law

Shower

Predisposition for Alarm

Safe-Deposit Box

Shutters

## Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Railway Station:

Public Transport:

Kindergarten:

High School:

Middle Schools:

High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:





**Immobiliare Sartoni**

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