

# Villa for sale in Forte dei Marmi Centro Confidential Negotiation Ref. MP8



## 180 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

Forte dei Marmi, Detached Villa of great charm for sale, located between the renowned area of Roma Imperiale and the Center, just about 600 meters from the sea.

The plot of land on which the Villa is located is approximately 650 m2, well planted with low and tall trees that create a beautiful aesthetic and privacy with the neighboring Villas.

There is a large porch and two Pompeian extensions of the internal living area used as an outdoor relaxation area where you can relax on the sofas overlooking the garden or have lunch outdoors. The villa is on three levels and is divided as follows:

-Ground floor: there is a large and bright open-space living room with dining area, open kitchen and fireplace. The ground floor is completed by the well-furnished guest bathroom.

-First Floor: there are two bedrooms, one of which has direct access to a beautiful solarium terrace overlooking the garden, a bathroom with glass shower serving the two bedrooms.

-Basement with independent access also from the outside: large open space with gym area, hot tub and fireplace. Additional room temporarily used as a double bedroom, a bathroom, utility room and perimeter drain.

The villa is easily accessible via a driveway and offers ample space to park multiple cars, along with a welcoming pedestrian access.

The Villa has been recently renovated with quality materials and high-quality systems which have given it the A2 energy class.

Internally the space has a modern yet elegant look with light shades between white and cream. The floors on the ground floor, the staircase and the bathroom are made of Travertine. On the first floor the floors are in Oak parquet while the bathroom, like on the

ground floor, is covered in Resin and Travertine.

The window frames are made of wood with double glazing, as are the external shutters, the property is equipped with an alarm system both external and internal, video surveillance, air conditioning, radiant panel heating, thermal insulation, photovoltaic and solar thermal system, automatic irrigation system. The furniture follows the style of the house and both in the exterior and interior we find an elegant style that fits perfectly with the Architecture of this building.

## Certification

**Energy Class:** A2

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Parking:** Uncovered Parking

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 500 meter

**Kitchen:** Exposed Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Closet

Air-Conditioned

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

## Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Public Transport:

Kindergarten:

High School:

Middle Schools:

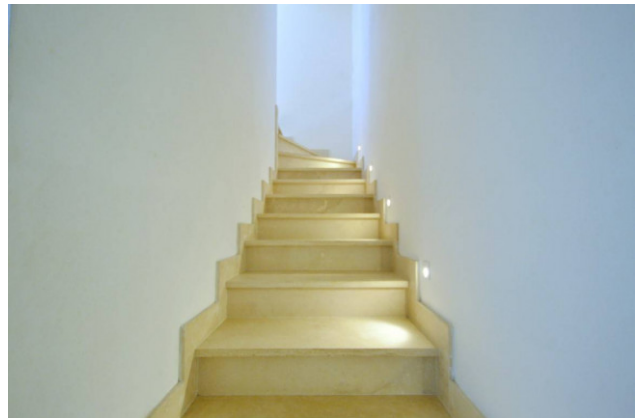
High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:







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