

## Villa for sale in Forte dei Marmi Centro Ponente € 2.900.000 Ref. P93



### 200 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 6

Forte dei Marmi west center about 400 meters from the sea, newly built villa on three levels with garden and parking spaces. on the ground floor, entrance hall, living room, kitchen, pantry, hallway, bathroom, double bedroom, covered porch, utility room,

First floor, three double bedrooms with bathroom, one of which is very large with a wardrobe area, habitable terrace.

Attic floor: open space with double bedroom, wardrobes and bathroom. The proposed residential building will be built in the municipality of Forte dei Marmi, approximately 400 meters from the splendid seafront and will consist of a residential unit arranged on three levels, ground floor, first floor and attic floor;

The villa will have an exclusive courtyard on four sides and will have pedestrian and vehicular access from overlooking Via Versilia with 2 reserved internal parking spaces covered by a pergola.

The aesthetic appearance of the building respects the prevailing typologies present in the context surrounding;

The designed building is aimed at significantly reducing future maintenance. As regards summer and winter air conditioning systems, a leading brand was chosen Mitsubishi or similar that offers a technologically advanced but simple product even remote management.

It should be noted that the building will also be equipped with an underfloor heating system. powered by an Immergas methane gas boiler (Magis Combo V2 module) with a hybrid system.

## Certification

**Energy Class:** A2

## Property Informations

**Address:** Carlo Piaggia

**Bedrooms:** 5

**Bathrooms:** 6

**Rooms:** 6

**State of Preservation:** Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 2025

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 300 meter

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Air-Conditioned

Wiring: By Law

Shower

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:



