



## Two-family villa for sale in Forte dei Marmi

**Caranna**

**€ 1.360.000**

**Ref. CBI129-1110-129842**



### **234 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10**

Semi-detached villa on two levels, with sunny and green garden, in Forte dei Marmi, adjacent to the renowned area of Roma Imperiale, 1.2 km from the sea and overlooking the Apuan Alps.

The approximately 300m<sup>2</sup> garden can be used as a sunbathing area, embellished by the presence of palm trees and Chicas plants. Here there is a pedestrian access and a vehicular access, with space to park several cars.

The villa is accessed via a large portico, embellished with a stone cladding and adorned niches.

The entrance on the ground floor leads to the bright living room with dining area and large lounge with a fireplace finished in marble. Here, two large openings give great scope to the entire area and in the summer months allow you to enjoy the sunny and spacious outdoor terrace overlooking the sea to enjoy moments of relaxation.

Also on the ground floor there is the kitchen with external access to a second terrace on the mountain side, equipped for outdoor lunches and dinners, as well as a service bathroom.

The first floor is accessed via an internal travertine marble staircase, where there are four double bedrooms, all with air conditioning

#### **Forte dei Marmi**



and blades, two of which have a private balcony. Three bathrooms embellished with marble cladding. The floor of the entire sleeping area is finished in parquet.

In the basement, still accessible via an internal staircase, we find a useful cellar.

There is an alarm system, electric gate and automatic irrigation system.

\*For privacy reasons the address in the form is indicative and the property is located nearby\*

\*Coldwell Banker Sales Exclusive\*

## Certification

**Energy Class:** G : 158.02 kwh/□

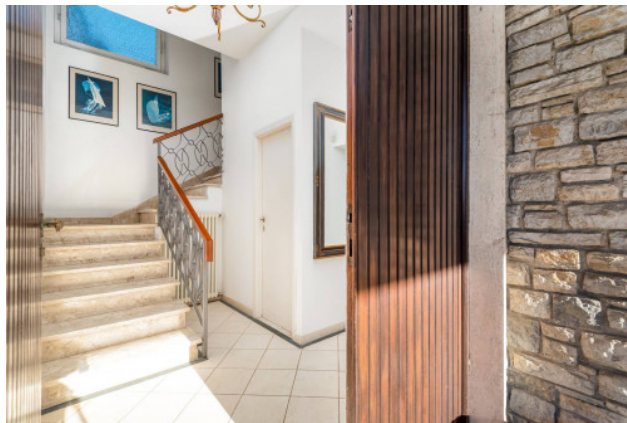
## Features

Property ID: CBI129-1110-129842	Contract: Sale
Categoria: Two-family villa	Address: Via XX Settembre, 64
Zip Code: 55042	Municipality: Forte dei Marmi
Zona: Caranna	Total sqm: 234 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 10	Internal condition: Good
Floor: Buildings	Total floors: 2
Independent heating: Heating	Garden: Private
Sea distance: 1.200 meter	Kitchen: Regular Kitchen

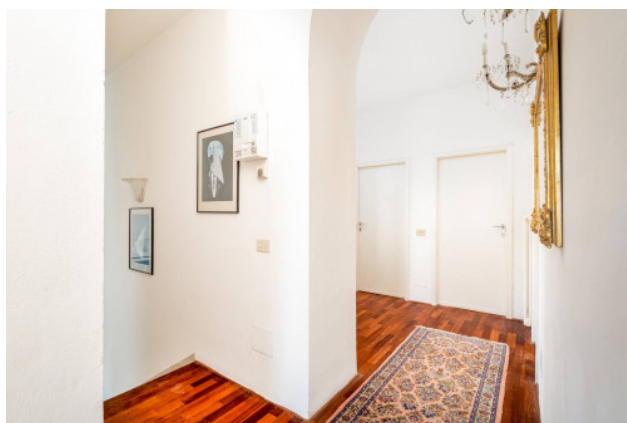




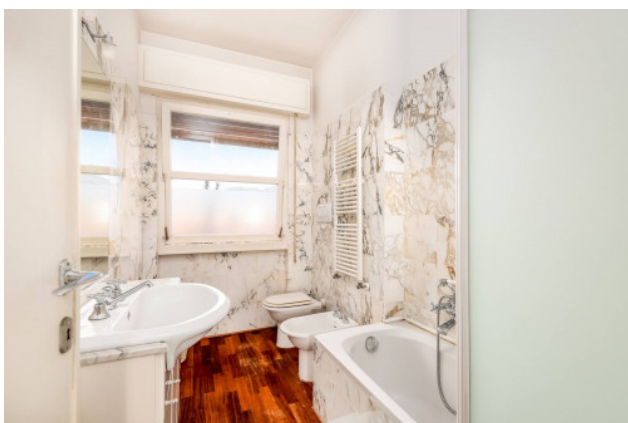














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