



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

**€ 1.300.000**

**Ref. CBI129-2101-130085**



**108 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Semi-detached house for sale in Forte dei Marmi, in a residential area in one of the most popular streets in the area, just over a kilometer from the sea and very close to the centre.

The property, built in the 1960s and renovated in 1984, is in good maintenance conditions, well-kept and with a well-organized internal distribution.

Arranged on a single mezzanine floor, the villa has an area of about 100 square meters and a double entrance, one from the veranda and one directly in the kitchen.

Accessing from the latter we find the kitchen and the living room; on the left a hallway with two double bedrooms, a bathroom and a closet, while on the right there is the pleasant veranda, surrounded by windows overlooking the garden, currently used as a study.

The house has a private garden of about 500 square meters where there is an annex used as a laundry room of 12 square meters, a porch and external parking spaces.

The property enjoys privacy and tranquility and is in an excellent position, in one of the most famous streets of Forte dei Marmi.

\*For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity\*



## Certification

Energy Class: G

EPglnr: 298.13 kwh/□

## Features

Property ID: CBI129-2101-130085

Contract: Sale

Categoria: Two-family villa

Address: Via Duca degli Abruzzi, 48

Zip Code: 55042

Municipality: Forte dei Marmi

Zona: Centro

Total sqm: 108 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 5

Internal condition: Good

Floor: Buildings

Total floors: 1

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1960

Current Status: Available after the deed of sale

Garden: Private, 500 sq.m.

Sea distance: 1.200 meter

Kitchen: Regular Kitchen











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**Forte dei Marmi**

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