



## Villa for sale in Forte dei Marmi

**€ 2.800.000**

**Ref. CBI129-2101-130101**



**190 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 10**

Villa Orazio is an independent villa to renovate for sale in Forte dei Marmi, in an extremely renowned and sought-after street, 850 meters from the sea and not far from the center of the most famous resort in Versilia.

This interesting property extends over two floors and has a total area of 190 square meters and offers an incredible opportunity to build the home of your dreams.

On the ground floor there is a spacious hall with a dining room. The kitchen, also on the ground floor, is ready to be transformed into a modern and functional environment, with access to the rear area of the garden. Also on this floor are a bedroom, a bathroom and a utility room, which offer a comfortable arrangement of spaces for daily life. Going up to the first floor, there are three further bedrooms and a bathroom.

The villa is surrounded by a private garden of about 500 square meters, which offers an ideal outdoor space for relaxing and enjoying the tranquility of the area. The annex in the garden, equipped with a kitchen, a bedroom and a bathroom, can be used as a guest space or as a cozy separate area for the family.

Despite requiring renovations, Villa Orazio offers incredible potential to create an exclusive and personalized home. Its position in the renowned street of Forte dei Marmi makes it even more charming, offering easy access to the beautiful beaches, services and attractions that this luxury seaside resort has to offer.

\*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

## Features

Property ID: CBI129-2101-130101	Contract: Sale
Categoria: Villa	Address: Via Cesare Battisti, 37
Zip Code: 55045	Municipality: Forte dei Marmi
Total sqm: 190 sq.m.	Bedrooms: 2
Bathrooms: 3	Rooms: 10
Internal condition: Discreet	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking space: Carport	Current Status: Available after the deed of sale
Garden: Private, 500 sq.m.	Sea distance: 850 meter
Kitchen: Regular Kitchen	





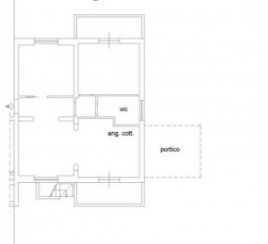








*Esempio Planimetria*



**COLDWELL BANKER**  
PER MOTIVI DI PRIVACY LE  
PLANIMETRIE SONO CONSULTABILI  
SOLO SU RICHIESTA

**Forte dei Marmi**

Via Idone, 3 - Forte dei Marmi (LU) - (+39) 0584 1532273  
fortedeimarmi@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962