



## **Villa for sale in Forte dei Marmi Centro € 1.800.000 Ref. CBI129-2228-130205**



### **195 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12**

Located a few steps from the center of Forte dei Marmi and the renowned beaches, this charming villa offers an oasis of peace and tranquility.

Developed entirely on a single floor, the residence is characterized by bright and comfortable spaces.

A large living room welcomes guests, providing an ideal place to relax and entertain.

Continuing, an eat-in kitchen complete with every service overlooks an enchanting veranda, perfect for enjoying summer evenings in the open air.

The villa boasts three double bedrooms and two bathrooms, ensuring space and privacy for all occupants.

A small studio provides a quiet and inspiring place to work.

The tavern, also furnished, offers an additional living space complete with double bedroom, bathroom, kitchen and living room with fireplace, perfect for family gatherings or cozy winter evenings with friends.

Outside, a lush garden surrounds the villa, providing a relaxing and regenerating environment while two covered car parks guarantee comfort and practicality.



This villa embodies the perfect combination of tranquility, comfort and ideal location, in the spirit of that exclusivity typical of Forte dei Marmi.

\*For privacy reasons the address in the form is indicative, the property is however located in the immediate vicinity.\*

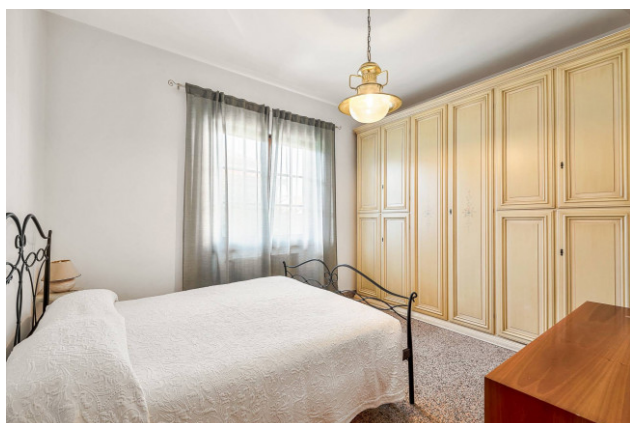
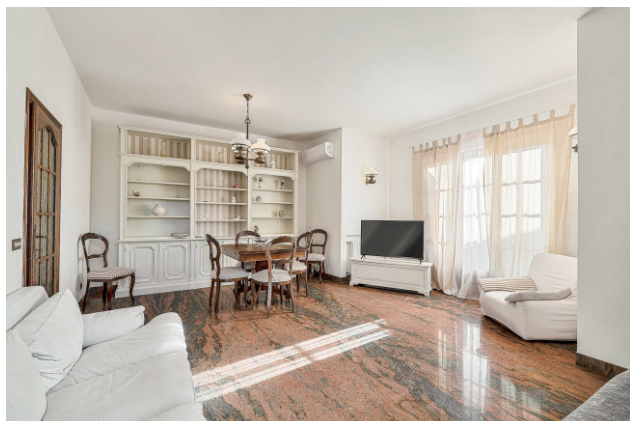
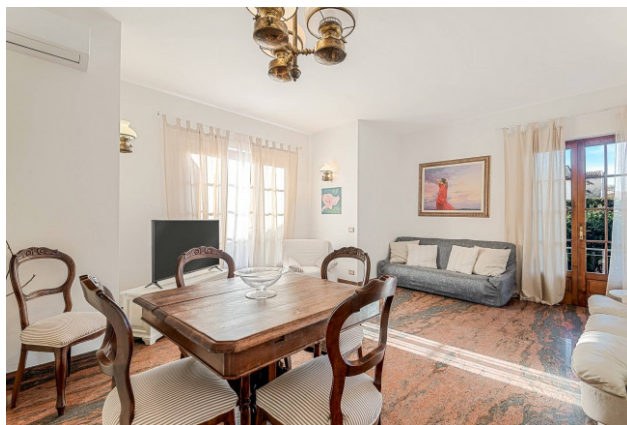
## Certification

**Energy Class:** F

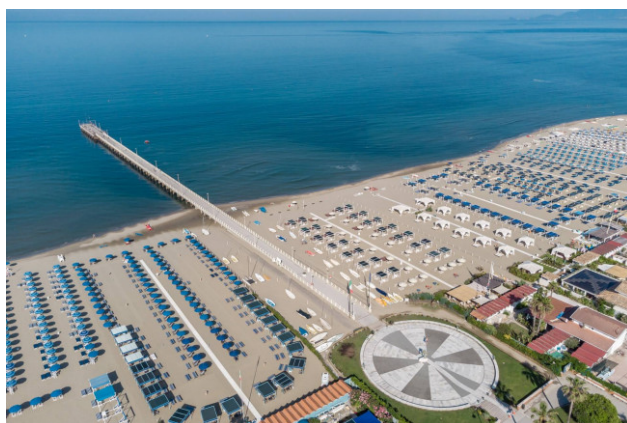
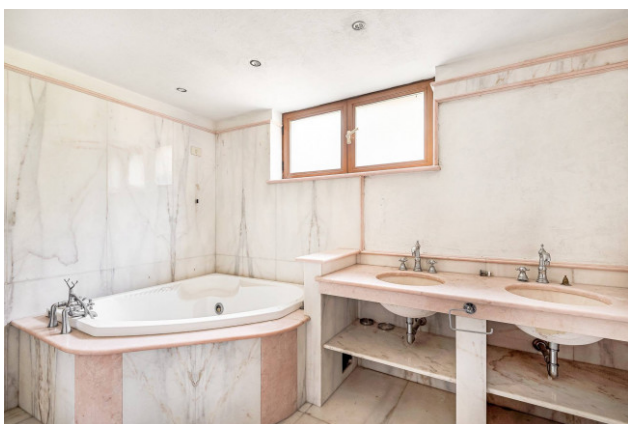
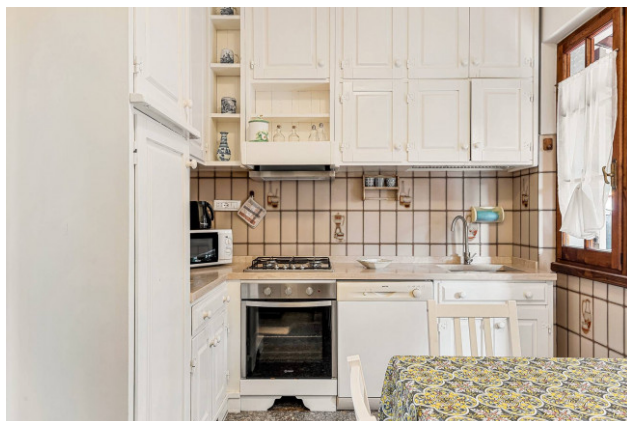
## Features

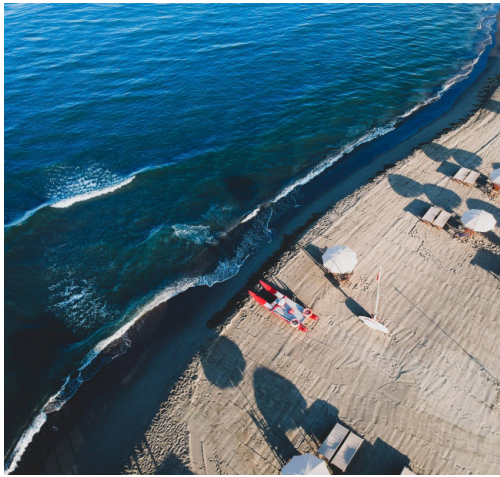
Property ID: CBI129-2228-130205	Contract: Sale
Categoria: Villa	Address: Via Duca D'Aosta, 41
Zip Code: 55042	Municipality: Forte dei Marmi
Zona: Centro	Total sqm: 195 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 12	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Carport
Date of construction: 1980	Current Status: Available after the deed of sale
Garden: Private, 200 sq.m.	Sea distance: 700 meter
Kitchen: Regular Kitchen	











**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