



**COLDWELL BANKER**  
FORTE DEI MARMI

Forte dei Marmi  
Via Idone, 3 - 55042 Forte dei Marmi (LU)  
(+39) 0584 1532273

# **Chalet for sale in Seravezza Pozzi**

## **€ 795.000**

### **Ref. CBI129-2228-130241**



**120 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

Newly built modern villa immersed in the heart of Versilia, a few kilometers from the beaches of Forte dei Marmi.

This property, surrounded by a garden of approximately 200 m2, offers a quiet and natural environment, ideal for making it your own residence or for those looking for a holiday home.

The 120 m2 house is spread over two floors. On the ground floor you are welcomed by a large and bright living room which extends outside with a veranda to spend pleasant days in the open air. Continuing there is the kitchen, which is habitable. Also on the same floor is a service bathroom, ensuring comfort and functionality for the home.

Going up the stairs you reach the first floor, used as a sleeping area. Here you are welcomed by a double bedroom with en suite bathroom, a single bedroom and a second bathroom. The floor concludes with a spacious walk-in wardrobe.

The property is surrounded by a verdant and well-kept garden of approximately 500 m2, equipped with an irrigation and lighting system, and a parking space.

The construction, in energy class A4, represents a guarantee in terms of quality and efficiency having been designed in line with current anti-seismic regulations and with technological innovations aimed at ensuring maximum energy savings, so as to create

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functional environments and minimal management costs. Inside, the property was conceived and designed with a modern and technological design, guaranteeing maximum living comfort. The thermo-acoustic insulation, the photovoltaic solar panel system and the electric column for charging cars represent just some of the qualities that make the villa a state-of-the-art property.

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

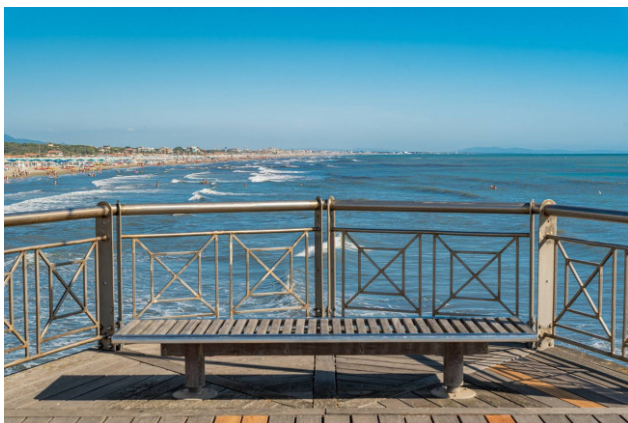
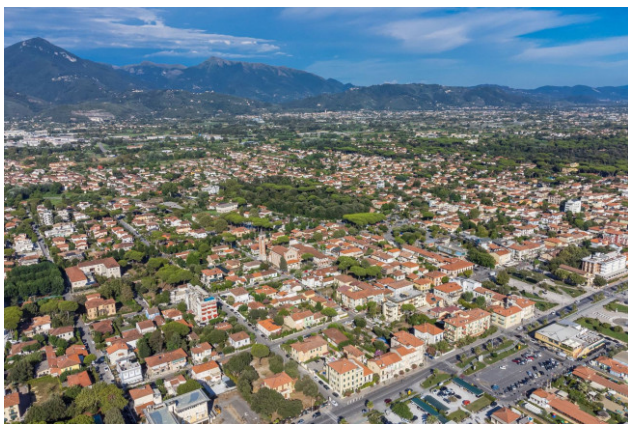
## Certification

**Energy Class:** A4

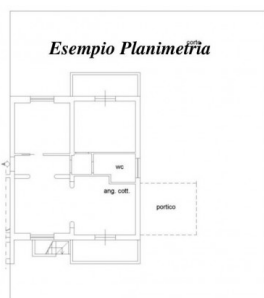
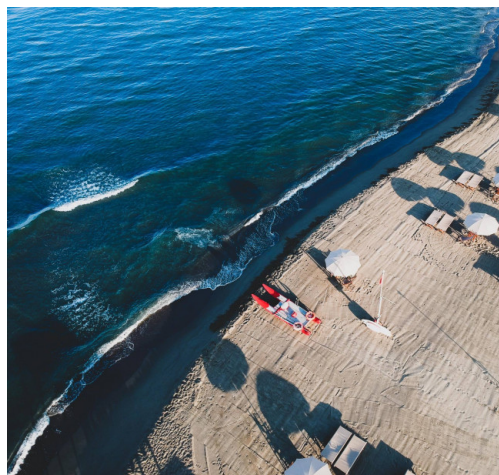
## Features

Property ID: CBI129-2228-130241	Contract: Sale
Categoria: Chalet	Address: via Sceltino, 77
Zip Code: 55047	Municipality: Seravezza
Zona: Pozzi	Total sqm: 120 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Independent heating: Heating
Parking space: Carport	Date of construction: 2024
Garden: Private, 500 sq.m.	Sea distance: 3.700 meter
Kitchen: Regular Kitchen	









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 PLANIMETRIE SONO CONSULTABILI  
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