

**for sale in Forte dei Marmi**  
**Centro**  
**€ 1.650.000**  
**Ref. 2110**



**140 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

For sale in Forte dei Marmi, in one of the most prestigious and central areas of the city, we offer a splendid portion of a semi-detached villa, ideal for those who want a luxury housing solution, with large spaces and a strategic position.

The property is currently in a free state at the deed, ensuring complete flexibility of use and immediate availability.

The house extends over a total surface area of approximately 140 m<sup>2</sup>, divided into 8 rooms that offer large spaces and a perfect distribution of the rooms.

It consists of 5 bedrooms and 5 bathrooms, perfect for a large family or to host friends and relatives.

On the ground floor: large living room with covered veranda, dining area, bedroom with bathroom, study, bathroom, kitchen.

Upstairs: three bedrooms with three bathrooms.

The brightness of the rooms is guaranteed by the presence of large windows that allow a pleasant view of the surrounding garden.

Outside, the property features a large private garden which features a hot tub, ideal for enjoying moments of relaxation and tranquility.

## Certification

**Energy Class:** E

**EPglr:** 126.59 kwh/□

## Features

Code: 2110

Reason: Sale

Address: Via XX Settembre

Zip Code: 55042

Municipality: Forte dei Marmi

Zona: Centro

Total Square Meters: 140 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 8

State of Preservation: Good

Heating: Heating

Parking: Uncovered Parking

Balconies: Present

Terrace: Present

Garden: Private, 450 sq.m.

Sea Distance: 1.400 meter

Kitchen: Kitchenette

Terrace

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Air-Conditioned

Wiring : By Law

Shower

Wooden Window Frames

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









