

Small villa for sale in Forte dei Marmi Vittoria Apuana € 2.600.000 Ref. 2133



187 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 9

Single villa, 400 meters from the sea and 1300 meters from Piazza del Fortino, recently and completely renovated and immediately available.

On two floors. In a quiet position but convenient for reaching all services. Designed by the Forte dei Marmi architect Nino Raffaetà (favorite student of the great Giovanni Michelucci).

GARDEN AND OUTDOOR SPACE

The outdoor space offers a well-kept garden characterized by tall trees in front of the house and flowerbeds on two sides. The property is surrounded by hedges that provide privacy. Two covered porches offer the opportunity to have lunch and dinner outdoors and to enjoy the relaxing view of the garden from the relaxation area. At the back of the house there are two storage rooms, a technical room for the boiler, an area with a hot shower, sink and built-in barbecue. The property is accessed through a pedestrian gate and an automatic driveway gate and it is possible to park up to three cars inside the lot.

INTERNAL LAYOUT

Ground Floor: The ground floor of this villa offers a welcoming and functional space with a large and very bright living room with

triple exposure. From the living room you can access the kitchen and the dining area in continuity. The kitchen is adjacent to an external porch, which can be accessed through a French window, which allows you to enjoy lunches and dinners outdoors. Furthermore, there are two bedrooms, both with access to the garden, and a large bathroom perfectly integrated into the wall wardrobe of the hallway between the two bedrooms. The high internal height (3 meters), the presence of arches, the use of light tones, the brightness of the rooms, give a remarkable sense of space and freedom.

First Floor: On the first floor, also with a height above the standard, there are two double bedrooms. The master bedroom is characterized by an en-suite bathroom and a terrace of over 30 square meters which offers a beautiful view of the Apuan Alps. The second bedroom has an additional bathroom. There is a third room, currently equipped as a laundry. There is also an attic that can be used to store additional items.

FINISHES

The villa has been recently and completely renovated.

The same flooring is present in the internal and external areas of both floors, to give a sense of continuity to the whole house. The parapets of the staircase with bleached teak steps are made of crystal, guaranteeing practicality and brightness. In the hallways on both floors and in the bedrooms on the first floor there are built-in wardrobes.

There is a complete external lighting system extending to the garden, perimeter sidewalk and terrace on the first floor.

The internal fixtures are in aluminum with double glazing and have been made by a well-known local company, the electric shutters in aluminum.

The villa is also equipped with a home automation system extending to all the internal and external functions of the house, namely opening / closing shutters, lighting, intercom, air conditioning, irrigation and can be managed both remotely via App and locally via 1 tablet per floor, as well as programmable through the creation of scenarios.

Finally, the property is equipped with grates and an alarm system (perimeter and volumetric) coordinated with the 5 cameras, to guarantee safety and tranquility to the inhabitants.

Certification

Energy Class: E

EPgInr: 205.75 kwh/□

Features

Code: 2133

Reason: Sale

Categoria: Small villa

Municipality: Forte dei Marmi

Zona: Vittoria Apuana

Total Square Meters: 187 sq.m.

Bedrooms: 5

Bathrooms: 3

Rooms: 9

State of Preservation: Restored

Heating: Heating

Parking: Uncovered Parking

Balconies: Present

Terrace: Present

Garden: Private, 670 sq.m.

Sea Distance: 500 meter

Kitchen: Kitchenette

Terrace

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Wiring : By Law

Sanitary Suspended

Shower

Alarm

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









