



## **Villa for Sale in Forte dei Marmi**

### **€ 4.190.000**

### **Ref. CBI129-1110-130243**



### **260 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 12**

Villa of extraordinary elegance and refinement, with a breathtaking view of the majestic Apuan Alps, a few steps from the beach and behind the center of Forte dei Marmi.

In the heart of the charming town of Forte dei Marmi stands this exclusive residence which offers a unique opportunity for those who wish to live the sweet life in one of the most exclusive places in Tuscany, in a strategic position behind the city centre, just 700 meters from the splendid beaches, with a large green garden and an artificial lake which during the warmer months is an excellent place to find refreshment.

Immersed in a landscape of incomparable beauty, the villa of approximately 260 m2 stands out for its elegant architecture and the high quality finishes that distinguish it. Distributed over two floors above ground, this home offers generous spaces and meticulous attention to every detail, ensuring comfort and refinement in every corner.

On the ground floor, the welcoming and bright living spaces open onto an enchanting well-kept garden of almost 1000m2, enriched by Mediterranean vegetation which gives the property an atmosphere of tranquility and serenity. Just beyond the entrance, a large living room overlooks a spectacular terraced pergola of approximately 150 m2, ideal for enjoying



open-air spaces in the mild seasons and during the summer. A dining room and a fully equipped kitchen complete the ground floor, along with a study and a bathroom.

Going upstairs, you enter the sleeping area, consisting of four bedrooms and four bathrooms. The main bedroom is accessed via a private hallway and this opens onto a panoramic terrace, offering breathtaking views of the Apuan Alps and offering unforgettable views at sunset. Also on this floor there is a large terrace of approximately 35 m2, used as a solarium area and a terraced balcony, which expands the external spaces of the bedrooms.

The basement houses a cellar of approximately 60 m2, ideal for storing and tasting fine wines in a cool and private environment.

Combining timeless elegance with the charm of uncontaminated nature, this residence represents the dream of those seeking a life of luxury and refinement in one of the most sought-after destinations in Italy.

\*For privacy reasons, the address on the card is indicative and the property is located nearby - Exclusive sale of the Coldwell Banker agency\*

## Property Informations

<b>Address:</b> Via Duca degli Abruzzi, 26	<b>Zip Code:</b> 55042
<b>Bedrooms:</b> 5	<b>Bathrooms:</b> 5
<b>Rooms:</b> 12	<b>Internal condition:</b> Excellent
<b>---&gt; data_operazione &lt;---</b> : 0000-00-00	<b>---&gt; esclusiva &lt;---</b> : 1
<b>:</b> 0000-00-00	<b>Floor:</b> Building
<b>Total floors:</b> 2	<b>Parking space:</b> Uncovered
<b>Current Status:</b> Free at the deed	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 980 sq.m
<b>Sea distance:</b> 740 meter	





















