



## **Villa for Sale in Seravezza**

### **€ 1.700.000**

### **Ref. CBI129-1110-130505**



### **582 sq.m | Bathrooms: 10 | Bedrooms: 8 | Rooms: 16**

Villa with swimming pool and panoramic views of the Versilia coast and private park, located on the Ripa hill behind Forte dei Marmi.

Situated in a unique location, this approximately 582 square meter property offers a stunning panoramic view: the gaze stretches from the Gulf of La Spezia to the horizon stretching all the way to Livorno. Despite the tranquility surrounding it, the sea and the center of Forte dei Marmi are just minutes away.

The authentic charm of a rustic-style villa, partially clad in stone, blends with elegance, where every window and terrace opens onto picture-perfect views. The three-level residence blends harmoniously into a stunning natural setting, featuring a 110-square-meter panoramic pool and a large private park.

The ground floor, approximately 152 square meters, features a bright and spacious living area that opens onto several separate spaces, including a dining room. Two additional rooms, designed as studies or living rooms, offer the possibility of being converted into additional bedrooms, while two full bathrooms ensure functionality and comfort.

The first floor, approximately 138 square meters, houses the main sleeping area, consisting of four bedrooms, each with an en suite bathroom. Some rooms have private balconies, offering spectacular views of the surrounding landscape.

#### **Forte dei Marmi**



The basement level, approximately 292 square meters, features a living area, a kitchen, and three double bedrooms with en suite bathrooms. There's also a cellar, several utility rooms, and an additional guest bathroom. This space was designed to ensure maximum comfort for guests, too, with complete independence.

To complete the property, spacious ancillary rooms of approximately 120m2 have been created below the swimming pool, with independent entrances, ideal for creating a private wellness area with a spa and relaxation zone.

The garden, a private park of approximately 8,000 square meters arranged on terraced plains that slope gently towards the sea, is surrounded by olive trees and vineyards.

An oasis of tranquility, private and quiet, nestled in nature yet just minutes from the hustle and bustle of Forte dei Marmi. A property in need of renovation, rich in character and rare charm, designed for those seeking authenticity, comfort, and privacy without sacrificing beauty. A unique opportunity for the buyer who decides to personalize it and transform it into an exclusive and prestigious residence.

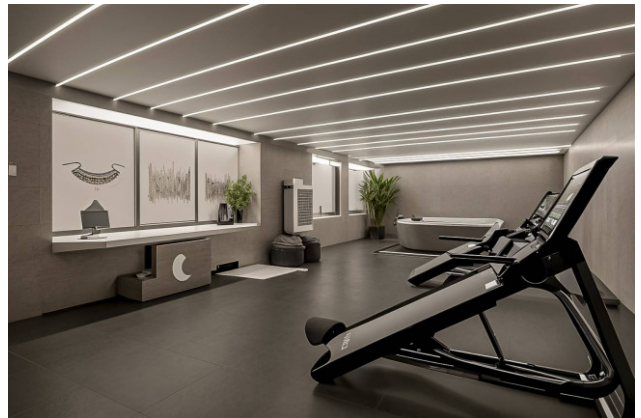
\*The images attached to the advert are renderings and not actual photographs of the property\*

\*\*\*The villa is currently unfinished and requires completion. High-quality materials have been used to date, such as the exquisite marble window frames.\*\*\*

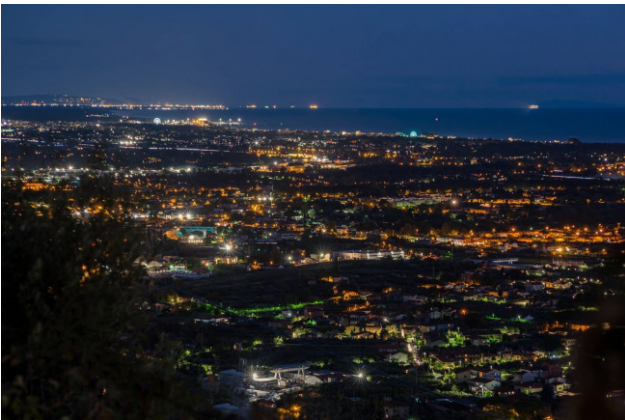
\*For privacy reasons, the address on the listing is indicative and the property is located nearby - Coldwell Banker Exclusive Sales\*

## Property Informations

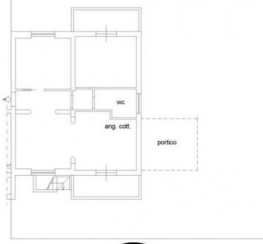
<b>Address:</b> Via Embricione, 301	<b>Zip Code:</b> 55047
<b>Bedrooms:</b> 8	<b>Bathrooms:</b> 10
<b>Rooms:</b> 16	<b>Internal condition:</b> rough condition
<b>---&gt; data_operazione &lt;---:</b> 0000-00-00	<b>---&gt; esclusiva &lt;---:</b> 1
<b>:</b> 0000-00-00	<b>Floor:</b> Building
<b>Total floors:</b> 3	<b>Parking space:</b> Uncovered
<b>Current Status:</b> Available after the deed of sale	<b>Balconies:</b> Present, 20 sq.m
<b>Terrace:</b> Present, 200 sq.m	<b>Garden:</b> Private, 7.858 sq.m
<b>Sea distance:</b> 5.000 meter	







*Esempio Planimetria*



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**Forte dei Marmi**

Via Idone, 3 - Forte dei Marmi (LU) - Phone number (+39) 0584 1532273  
fortedeimarmi@cbitaly.it - <https://www.coldwellbankerluxury.it/en>  
VAT 04954530962