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

Villa for Sale in Forte dei Marmi
Roma Imperiale
€ 5.600.000
Ref. CBI129-1110-130549



325 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 12

Villa with garden less than 400 meters from the sea, in the heart of Imperial Rome in Forte dei Marmi.
In the heart of the prestigious Roma Imperiale area, less than 400 meters from the renowned beaches of Forte dei Marmi, stands this villa immersed in privacy, set on a plot of approximately 1,055 square meters and featuring a garden of approximately 700 square meters, accessible from both a driveway and a pedestrian gate.

The property in its current state is spread over two floors, for a total of approximately 205 m2 including the garage, and offers ample potential for customizing the interior spaces.

The villa is currently obtaining a rebuilding and expansion permit, which will bring the property to a total surface area of approximately 250 m2 and includes the construction of a basement and a hot tub.

The project includes the following redistribution of internal and external spaces:
The ground floor, measuring approximately 135 square meters, houses the entire living area, consisting of a large double living room

separated from the dining room. The room overlooks a bright 30 square meter conservatory on the sea side and a portico with a Pompeian window on the mountain side, ideal for lunches and dinners during the summer months.
The eat-in, independent kitchen opens onto a charming Pompeian porch, ideal for making the most of the outdoor space.
On the same level there is a bedroom with its own private bathroom and an additional bathroom that completes the floor.

The first floor, approximately 80 square meters, houses the sleeping area, consisting of three double bedrooms, each with an en suite bathroom ensuring maximum comfort and privacy, and two of which have direct access to the large 35 square meter terrace.

The basement of approximately 110 m2, divided into various rooms, represents a precious resource capable of optimising the internal spaces of the property.

Outside, the lovely private garden ensures tranquility and maximum privacy, offering a green oasis in an exclusive, elegant setting just a few steps from the sea.

This villa represents a rare opportunity for those wishing to renovate and create a personalized home in the heart of one of the most sought-after areas of the Tuscan coast.

The images attached to the listing are renderings and not actual photographs of the property.

For privacy reasons, the address on the page is indicative and the property is located in the immediate vicinity

Certification

Energy Class: G

Property Informations

Address: Via Colombo, 19	**Zip Code**: 55042
Bedrooms: 4	**Bathrooms**: 5
Rooms: 12	**Internal condition**: To be renovated
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Floor: Building	**Total floors**: 3
Parking space: Uncovered	**Current Status**: Available after the deed of sale
Terrace: Present, 35 sq.m	**Garden**: Private, 700 sq.m
Sea distance: 390 meter	**Kitchen**: Eat-in kitchen

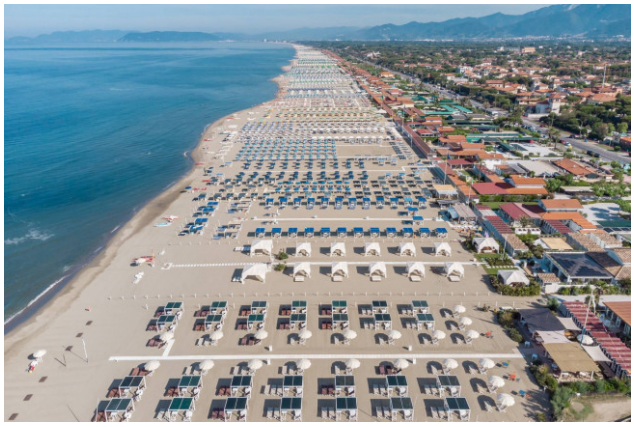




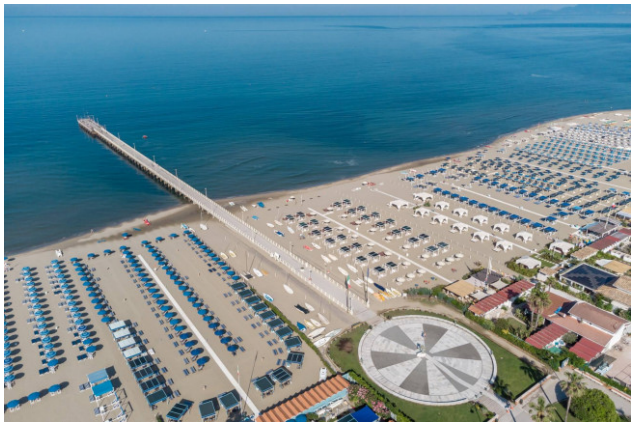












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