Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129 - Fax

Indipendent house for Sale to Forte dei Marmi
Area: Centro



380 square meters | Bathrooms: 6 | Bedrooms: 4 | Rooms: 15

Villa with garden Forte dei Marmi

In the splendid setting of Forte dei Marmi, in a residential and well-served area, Leonardo Real Estate offers this magnificent recently built villa built with quality materials.

The villa was completed in 2018 with a project that rethought all the internal and external spaces using the best housing solutions and decorations.

The property is accessed via a private road and a convenient driveway gate with space for several cars.
The living area on the ground floor opens with a large reception room in which the light tones of the finishes of the whole building are immediately highlighted, with the calacatta marble of the flooring to stand out and make the light in this house dazzling. From the hallway, where we find the first access to the internal lift with boiserie, we access the large eat-in kitchen, the dining room, a magnificent bathroom and a first bedroom/dressing room.
The first floor, which can also be reached via an internal staircase in calacatta marble, has splendid parquet with the care and elegance of an accurate project aimed at the needs of those who do not want to lose even one comfort. In fact, through a large hallway, the sleeping area opens first with a magnificent suite with a large double bedroom and private bathroom cleverly hidden by a large wardrobe room. An intimate area created by combining the space of two bedrooms and also adding a balcony.

Also on the floor are two other large double bedrooms both with en suite bathrooms and walk-in closets as well as a second balcony.

The basement area has been equipped and designed like a real apartment with independent external access, as well as being served by the splendid internal lift and staircase.
From the hallway we then access a large sitting area with wainscoting, kitchenette, double bedroom, bathroom and laundry area

The attic area consists of two large rooms for evacuation and perfectly equipped as a technical area and for storage.

The property is equipped with:
- 20KW photovoltaic system with three storage batteries
- solar thermal system for hot water
- Wi-Fi system
- Video surveillance system
- external and internal alarm system
- centralized system for television with home automation for light
- anti-mosquito freezer system
- outdoor hot tub with hot water
- suction system both inside the house, in the ditch and all outside.

Ref. REA481

www.leonardorealestate.it

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Contact us for an appointment with one of our consultants for your personalized marketing plan

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Leonardo Real estate
Viareggio, Corso Garibaldi, 170

Property details

Code: REA481	**Reason**: Sale
Type: Indipendent house	**Region**: Toscana
Province: Lucca	**Municipality**: Forte dei Marmi
Area: Centro	**Price**: Price on application
Total Square Meters: 380 square meters	**Bedrooms**: 4
Bathrooms: 6	**Rooms**: 15
: 23	: 3
: Yes	: Yes
: 2018	: Yes

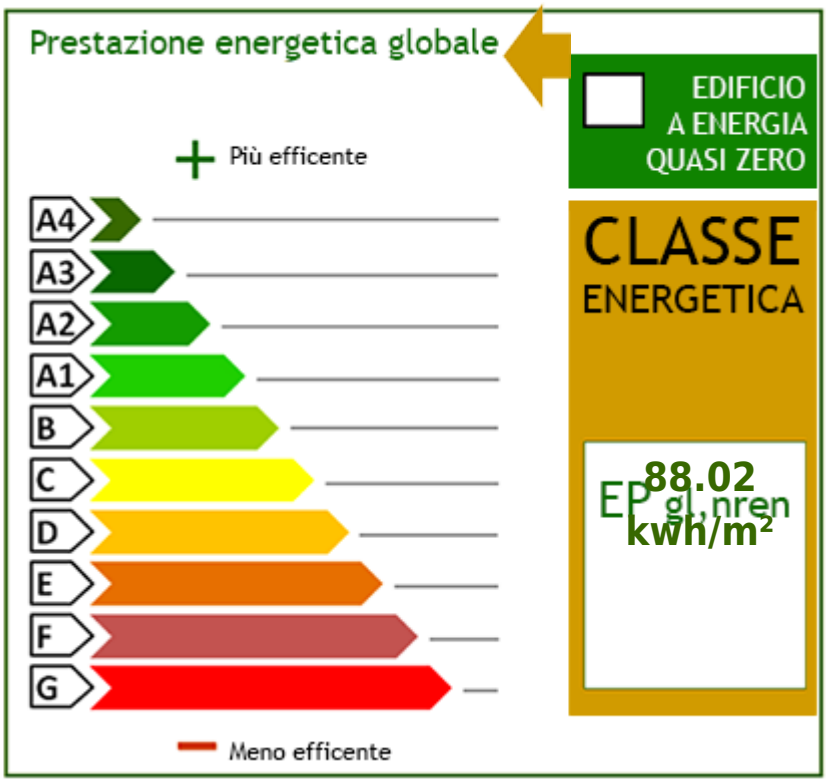
: 1.400 meters

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Fireplace
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Jacuzzi
Shower	Aluminum Frames	Safe-Deposit Box

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



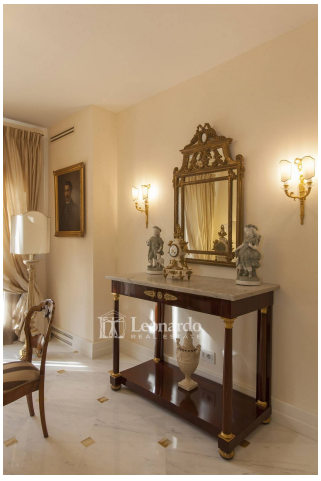
















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V.A.T. 02560470466

















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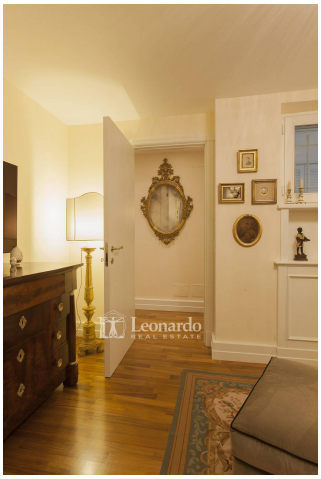
















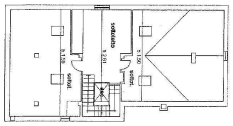
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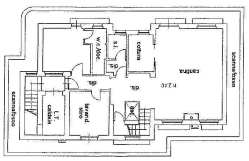




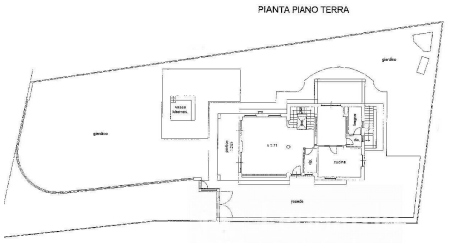




PIANTA PIANO SECONDO
(SOTTOTETTO)



PIANTA PIANO SEMINTERRATO





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