

## Independent house for Sale to Forte dei Marmi



**160 square meters | Bathrooms: 4 | Bedrooms: 3 | Rooms: 7**

Forte dei Marmi | Designer Villa with Panoramic Rooftop and Total Energy Autonomy

Ref. REA518

In the heart of one of Versilia's most exclusive locations, in a private and particularly quiet residential area, just minutes from the beaches of Forte dei Marmi, we offer for sale a refined detached villa recently renovated with top-quality materials and finishes.

The property, spread entirely over a single floor with a surface area of approximately 150 square meters, represents a perfect balance between the elegance of 1960s Versilia architecture and the most advanced contemporary technologies dedicated to living comfort and energy efficiency.

The interior spaces, characterized by large triple-glazed square windows that ensure brightness and continuity with the outdoor spaces, include a refined living area with a fireplace, a prestigious kitchen designed by Riccardo Barthel Firenze, fully equipped with Miele appliances and an integrated wine cellar, three spacious double bedrooms and four elegant bathrooms embellished with designer elements and refined finishes.

Outside, the villa is surrounded by a manicured private garden of approximately 400 square meters, enhanced by charming patios and relaxation areas perfectly accessible year-round. The property's crowning glory is the exclusive 90 square meter rooftop, completely finished in wood and already pre-arranged for an outdoor kitchen, lounge area, and hot tub, creating the ideal setting for relaxing and socializing in complete privacy.

The residence offers superior comfort thanks to underfloor heating, ducted air conditioning, complete remote home automation, an active video surveillance and burglar alarm system, automatic irrigation powered by a private well, and a dedicated underground water pump.

From an energy standpoint, the villa stands out for its total self-sufficiency thanks to an 8 kW photovoltaic system with 20 kW storage batteries and solar panels for domestic hot water, achieving Energy Class A.

The property includes convenient parking spaces covered by an elegant pergola.

An exclusive residence, designed for those who want to experience Forte dei Marmi with the utmost comfort, privacy, and sustainability, without sacrificing the authentic charm of Versilia's tradition.

[www.leonardorealestate.it](http://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

The proposed address may be nearby for privacy reasons

## Certifications

**Energy Class:**

## Property details

**Code:** REA518

**Reason:** Sale

**Type:** Independent house

**Region:** Toscana

**Province:** Lucca

**Municipality:** Forte dei Marmi

**Price:** € 2.600.000

**Total Square Meters:** 160 square meters

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 7

: 28

: Yes

: 2025

: Yes

: 750 meters

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

Shower

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

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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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