

Independent house for Sale to Forte dei Marmi Area: Centro



110 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

Forte dei Marmi □ Elegant Detached Villa in the Heart of the City, a Short Walk from Piazza del Mercato

REA519

In the most exclusive center of Forte dei Marmi, in a private and prestigious location adjacent to Piazza del Mercato and the renowned Piazzetta Tonini, we offer for sale a detached villa free on four sides, immersed in tranquility yet just steps from the sea, luxury boutiques, and the most renowned restaurants.

The property, built in the 1960s and maintained in excellent condition, extends over approximately 110 square meters on two levels, surrounded by approximately 150 square meters of private outdoor space including a garden, porches, and verandas that allow you to fully enjoy outdoor living, a distinctive element of the Versilia lifestyle.

On the ground floor, the entrance leads into a bright living area with a fireplace, flanked by a refined bar/kitchen area and the kitchen. The sleeping area includes a double bedroom with direct access to the garden, a second bedroom, and a bathroom with shower.

The upper floor features a second master bedroom suite with a walk-in closet and private bathroom, ensuring comfort and privacy for guests or family.

The property includes a convenient cellar/laundry room in the basement, driveway access with internal parking space and an additional covered parking space currently rented in the building opposite.

Amenities include air conditioning, independent heating, a private well with automatic irrigation system, and a Free Zanz perimeter

insect screen, designed to ensure maximum comfort during the summer season.

The villa is immediately habitable and represents an ideal solution both as an exclusive main residence and as a prestigious holiday home in the heart of Forte dei Marmi.

There is also the option to purchase the property completely renovated according to a high-level redevelopment project, with work scheduled to begin in September 2026.

Ref. REA519

www.leonardorealestate.it

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

Certifications

Energy Class:
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Property details

Code: REA519

Reason: Sale

Type: Independent house

Region: Toscana

Province: Lucca

Municipality: Forte dei Marmi

Area: Centro

Price: € 2.800.000

Total Square Meters: 110 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 7

: 25

: 3

: 1960

: Yes

: 250 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Wooden Window Frames

Shutters

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









