

Rolling Hills

CHARMING ESTATES



Ref: BRK-001

Toscana - Lucca - Forte dei Marmi

PRICE: 3.700.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 510.00 Mq

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 1

Land: 0 ha

For sale an enchanting villa located 1 km from the sea in Forte dei Marmi, Tuscany. The house is completed by 5 bedrooms, 5 bathrooms and pool.

This stunning newly-built private villa occupies a wonderful convenient location, in the renowned coastal town of Forte dei Marmi, it is surrounded by its wonderful landscaped garden of 1400 sq m with an elegant swimming pool.

Besides its garden and pool, the villa offers other great outside areas such as 2 fabulous porticos ideal for "al fresco" dining with family and friends or relaxing during hot summer days.

It benefits from a pedestrian access as well as driveway leading down to the garage area in the basement.

Inside it offers comfortable accommodation arranged over three levels.

The large basement features a spacious sitting room-taverna with cellars (cantinas), bathrooms, bedroom and utility-room in addition to a large garage and parking area.

On the ground floor the entrance leads onto the huge fabulous living room with open fire and dining area, from the living we can reach the fully equipped kitchen with door onto the portico, on this level we also find a bathroom, a double bedroom with en-suite bathroom and another room which offers scope for further uses.

On the first floor there are two master bedrooms, both with en-suite bathroom and private terrace, and a twin bedroom with en-suite bathroom.

The villa elegant finishing and modern comforts have been combined to make this property a very good investment for those looking for holiday home or an ideal place to live permanently.

Position

This prestigious property is situated along the Tuscan Riviera, in the heart of Forte Dei Marmi, nestled in the Mediterranean maquis, within 5 minutes on foot from the sea and the main piazzetta in the town centre and just a few minutes away from the Versilia Golf Club.

The town of Viareggio, well known for its picturesque carnival, is easily reachable within a short drive, while the towns of Pisa and Lucca are only 30 minutes' drive. Florence is within 1 hour and 30 minutes while Siena is 2 hours' drive.

The area has a lot to offer, besides the long sandy elegant beaches of Forte dei Marmi and the elegant boutiques in the town centre, you can admire the 5 picturesque fishing villages of "Cinque Terre" and Portovenere, which were designated as one of UNESCO's World Heritage Sites and are approx 1 hour's drive, while for those who love nature and history the Appennini and the Apuane Alps are 50 mins up in the hills, here you can go for a hike among medieval villages and ancient castles. The nearest international airport is Pisa, only 30 minutes' drive. Forte dei Marmi has always been one of the most attractive European tourist resorts, well-known all around the world and one of the busiest centres of the Versilia Coast.

Since the end of the 18th century, many European nobles, diplomats, businessmen, artists and celebrities chose this destination to spend their holidays or a period of time relaxing in splendid villas, hidden and protected by the greenery of the pinewood and surrounded by sandy fine golden beaches.

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