



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Forte dei Marmi (LU) via Scassarli 88

### Detached villa in Forte dei Marmi

Two minutes from the sea and the centre of Forte dei Marmi, situated in a quiet residential area, we find this magnificent villa.

The villa is divided into three flats with independent entrances, surrounded by a garden full of flowers and tall trees. The flat on the ground floor and the one on the first floor each comprise two double bedrooms, a single bedroom, two bathrooms with shower, kitchen, living room and large sun terrace with veranda and barbecue; laundry room and dishwasher. Linen for the bedrooms and bathrooms is provided on request only. The property is not rented out for parties and events, and respect for the peace and quiet during the established hours is requested. The tavern has been designed as an open space that can accommodate the sleeping area, gym, bar, dining area and study.

Separated from the main building are the kitchen, ante-bathroom, bathroom and wardrobe room.

Around the villa the garden houses the laundry and woodshed, while on the east side we find the laundry room. Convenient parking in the street in front of the villa or in the free parking area nearby. Internal parking space for those who book the whole month. Wireless system throughout the villa

#### INFORMATION

Ref.	Toscana 046
Type	Sale
Category	Villa
Price	2,300,000.00
Annual Expense	
Year	1988
Energetic Class	G 188.12

#### NUMBER

Rooms	8
Bedrooms	6
Bathrooms	5
Balconies + Terraces	2
Floor	
Car Space	6
Box	

#### SQUARE METERS

Commercial	300
Garden	600
Cellar	
Balconies + Terraces	30
Attic	
Tavern	140
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Garden View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Good
Blind	Oscurante Metallo	Floors Living Room	Ceramic	Floors Bedrooms	Cement
Floors Kitchen	Ceramic	Floors Bathroom	Cement	Access for disabled	No barrier

## ACCESSORIES

Fireplace

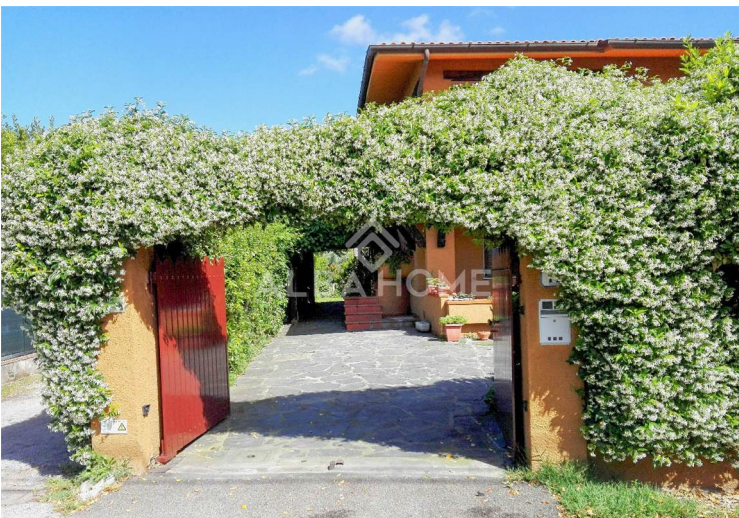
Double glazing

Outdoor tables

Video intercom

Video surveillance

## IMAGES







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

