



Rif. 0020



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## **Tuscany Forte dei Marmi**

### **Dream house for sale in Tuscany**



#### **DESCRIPTION**

This villa for sale is located in Vittoria Apuana, one of the most exclusive neighbourhoods of Forte dei Marmi, famous for its luxury properties. This technological, designer villa for sale measures 650 m<sup>2</sup> and is completely surrounded by 1900 m<sup>2</sup> of landscaped grounds.

The entire second floor is taken up by a solar slab measuring 95 m<sup>2</sup>. Once the area has been furnished, it can serve as an open-air living room for sipping aperitifs with friends on pleasant summer evenings.

On the first floor are a bedroom with a double bed and bathroom, two suites with balconies and a master suite with a terrace of 17 m<sup>2</sup>, making for a total of 184 m<sup>2</sup>.

The 166 m<sup>2</sup> of the ground floor are subdivided into a roomy living room, a dining room and an eat-in kitchen with a large pantry, plus a door leading out to the grounds.

Plans for this Tuscany villa call for a fitness area to be installed on the basement floor, with a workout room, a sauna, a Turkish bath, a dressing room and a shower, as well as a billiard room, technical facilities for maintenance and a two-room apartment for domestic personnel, making for a total of 184 m<sup>2</sup>.

Plus there are plans for the installation of an infinity pool measuring 64 m2.

#### TECHNICAL DETAILS

**LOCATION** The fine, light-coloured sand of the beach at Forte dei Marmi, the exclusive vacation spot in the Versilia region of Tuscany, stretches from Pietrasanta to Cinquale. The town itself features abundant greenery, plus tree-lined boulevards and villas with large grounds. The earliest development of the area, which had long been a practically uninhabited marshland zone, dates to the 16th century, after Michelangelo, at the bidding of Pope Leo X, had laid out the road for transporting the marble of the Apuan Alps to the sea: in fact, a loading dock and a warehouse were, for many years, the only buildings in the location.

At the end of the century, with the reclamation of the marshlands under Pope Leo, the site began to attract fishermen, marble workers and peasants. By the end of the century, construction had also been completed on the fort that was give the community its name, while the nineteenth century saw the marble industry grow, accompanied by an increase in port operations as well.

But Forte dei Marmi truly came into its own thanks to tourism, with the first timid signs of its future development visible towards the end of the nineteenth century, though the rise proved most rapid in the period after the First World War, when the town became an elite vacation destination for aristocrats, businessmen and intellectuals, as well as leading figures in national and international finance, sports stars and celebrities from the world of entertainment.

Interiors surface: 530 m2

Exteriors surface: 1900 m2

bedroom: 5

bathroom: 7

living-room: 2

kitchen: 2

dining room: 2

fitness area

sauna

turkish bath

gym

plus other rooms and technical shed

swimming pool: 64 m2



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panoramic terrace: 95 m2

Lucca: 25 km - Pisa: 35 km - Versilia Golf Club: 0,5 km - Thermal facilities: 20 km - Florence: 86 km - Pisa airport: 33 km - Highway: A1 exit Versilia – 2 km  
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**Price: On Application**



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## PROPERTY PHOTOS



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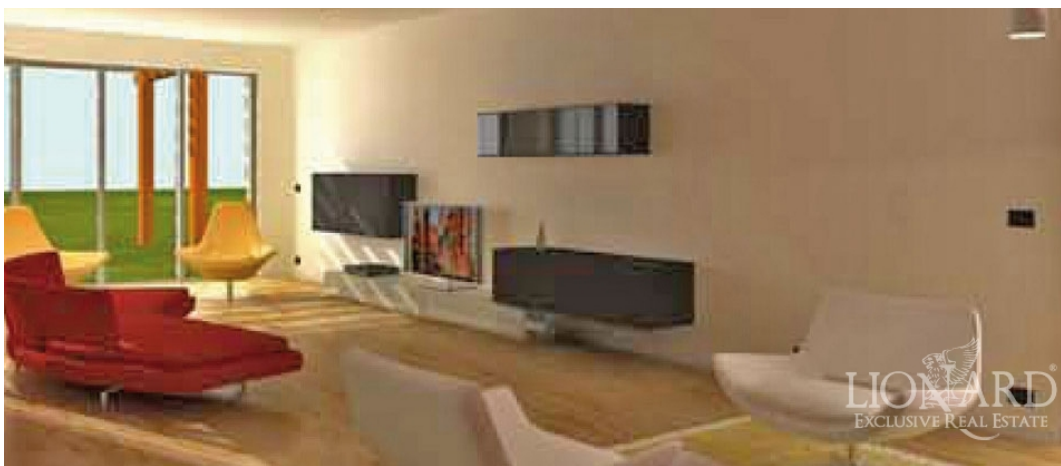
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