

Villa for sale

Villa For Sale

villa for sale type unknown

Price: €5,000,000

Bedrooms: 4

Bathrooms: 6

M2 Living: 966<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Forte dei Marmi,LUCCA

FORTE DEI MARMI - [V0058] - Luxury Modern Villa Forte Dei Marmi.

Brand new villa for sale in Forte dei Marmi only 400m from the beach and within walking distance from the centre of the village. Villa Orchidea is the place where luxury and comfort blend with the latest construction techniques while fully respecting the environment. The villa aims to reduce heating and cooling costs by up to 85% compared to a villa of the same square metres built in the 90s, due to its special external insulation. Inside the elegant finishings and spacious rooms make simply being there a pleasure and the property is an excellent opportunity to invest in a new home or a holiday home.

Your well-being is not only cared for through the construction techniques but also through the comforts the Villa provides for your personal well-being. For those who enjoy the comforts of a spa, the villa offers in the basement an indoor swimming pool, a steam room and a sauna as well as other amenities that will make living here a pleasure. The basement also offers a staff area with bedrooms and living area, kitchen, bathroom and a separate entrance from the garden. Both the elevator/lift which is an alternative to the magnificent marble staircase and a special parking platform that disappears into the underground level from the garden to allow you to park up to 2 cars, are two more of the amenities that make this a luxury villa. On the ground floor is spacious living area, kitchen, and pantry. On the first floor are 4 double bedrooms each with en-suite and terrace and at the top of the villa is an spacious attic which is ideal for further uses.

#### Outside

The villa is surrounded by a private shady landscaped garden of 750sqm with a barbecue area ideal for entertaining friends and family.

#### Suitability

The property is an excellent opportunity to invest in a family home or a holiday home.

#### Location

Forte dei Marmi is the most prestigious town of the Tuscan Riviera and with its sandy beaches and excellent night life it has attracted celebrities and nobility for many years.

Living in Forte dei Marmi is a pleasure all year round, the delightful Christmas market offers a selection of

unique crafts and artisan products and in February one of the biggest carnivals in Europe is close by in Viareggio.

Lucca is only 30 minutes away by car and offers restaurants, museums, and other interesting attractions such as taking a bike ride on the Roman walls which surround the city.

Pisa airport is only 40 km away (30 minutes).

All you have to do now is contact us on the contact form at the top of the page if you would like to receive more information. Better still, give us a call to arrange a viewing at a time that suits you.

