



**EXCLUSIVE VILLA WITH GARDEN IN FORTE DEI MARMI**

*Italy, Toscana*

<b>Price:</b>	<b>€ 1 700 000</b>
<b>Object type</b>	House, Twin Houses, Mansion, castle, estate, Golf real estate
<b>Market</b>	Resale
<b>Bedrooms</b>	5
<b>Number of rooms</b>	10
<b>Land area</b>	500 m2
<b>Area</b>	280 m2
<b>Category</b>	For sale



Hidden behind the majestic dunes of Forte dei Marmi, in an exclusive location like Vaiana, stands this sumptuous single-family villa, symbolizing sophistication and comfort. With a surface area of approximately 280 sqm, recently renovated and equipped with the most advanced technologies, this property offers an unparalleled residential experience, nestled in the heart of Tuscany.

The main entrance leads to a spacious lounge characterized by an imposing fireplace, adding a touch of warmth and hospitality. Removable, sliding glass doors create a perfect synergy between indoor and outdoor spaces, ensuring unparalleled brightness. The custom-designed kitchen, adjacent to the lounge, is a masterpiece of design and functionality. On the ground floor, a study with a private bathroom offers a quiet and reserved workspace, while a second bedroom with independent access completes the comfort offering.

The garden of about 500 sqm embraces the villa with elegance, offering an oasis of tranquility and relaxation. Equipped outdoor areas allow guests to fully enjoy the Mediterranean climate, while the outdoor jacuzzi pool promises moments of pure pleasure and relaxation under the Tuscan sun. Covered verandas and panoramic windows invite guests to immerse themselves in the surrounding natural beauty, creating a perfect harmony between indoor and outdoor spaces.

This exclusive villa is also characterized by its energy efficiency, with a class A4 certification, guaranteeing not only elegance and comfort but also ecological sensitivity. The well-maintained spaces and attention to detail make this property an oasis of tranquility and beauty, ideal for those seeking a prestigious retreat in the renowned location of Vaiana, behind Forte dei Marmi, in Tuscany.

Forte dei Marmi is a renowned seaside resort located along the Tyrrhenian coast of Tuscany. Famous for its fine sandy beaches, luxurious villas, gourmet restaurants, and high-end fashion boutiques, Forte dei Marmi attracts visitors from all over the world, especially during the summer months. Its discreet elegance and exclusive atmosphere make it a popular destination for travelers seeking relaxation



ID: IT-39-145660  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529

and vibrant nightlife, immersed in the natural beauty of Versilia.

3.5 km from the beach  
37 km from Lucca  
42 km from Pisa Airport  
47 km from La Spezia  
109 km from Florence

**Contacts:**

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv