



# LUNIGIANA 2000

real estate

**Ref. 282A**

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# Beautiful villa



## BESCHREIBUNG

Beautiful **villa recently built** with a **park** of approximately 6.000 sq with **solar heating system and photovoltaic system** set just 5 km far from the Ligurian Sea and from the Carrara motorway exit.

The property, on three levels, comprises:

- hall and stairwell, boiler room and laundry room, large taverna with fireplace, pantry, store room, bedroom/study and bathroom with shower on lower ground floor;
- entrance hall, living room with fireplace, kitchen opening onto a **portico**, double bedroom and bathroom with shower on ground floor;
- hallway, two double bedrooms, bathroom with shower and **terrace** on first floor.

External parking space of 25 sq m.

**Underflooring heating (natural gas)**

**Photovoltaic system of 6 kw; solar panels for hot water; mosquito nets; predisposition for air conditioning.**

**TECHNISCHE DETAILS**

Nutzfläche

250 m<sup>2</sup>

Außenfläche

297 m<sup>2</sup>

Lärmpegel

0 - zona molto silenziosa

Stockwerke

3

Zimmer

7

Schlafzimmer

3

Badezimmer

3

Garten

5879 m<sup>2</sup>

Grundstück

5879 m<sup>2</sup>

Innenhof

2560 m<sup>2</sup>

Schwimmbad

Ja

Stellplatz

25 m<sup>2</sup>

Terrasse

7 m<sup>2</sup>

Vorbau

21 m<sup>2</sup>

Höhe ü. d. M.

25

Status

abitabile

Heizung

Autonomo a gas metano

MESSAGES.PROPERTY\_IMAGES























































Data: 19/12/2024 - n. 199979 - Richiedente: <b>Agente delle Entrate CATASTO FABBRICATI Ufficio Provinciale di La Spezia</b> Schema n. 2 Scala 1:200	PIANTINELLA di n. i. u. in Comune di Castelnuovo Magra Via ... estr.
	Identificativa Catastrale: Sezione: Foglio: Particella: Subalterno: N.
Completata da: Iscritto all'albo: Geometri Prov. La Spezia	

**PIANTA PIANO PRIMO  
SOTTOSTRADA H= 2,50 MT.**

**PIANTA PIANO TERRA  
H= 2,70 MT.**

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H= 2,70 MT.**

ORIENTAMENTO

Vimin  
Data: 19/12/2024 - n. 199979 - Richiedente: CLN/NZ/00821/DG/SE  
Materiale scheda: 2 - Formato di acquisizione: A4(210x297) - Formato stampa richiesto: A4(210x297)

