

# LUNIGIANA 2000

real estate

**Ref. 296A**

# Cottage close to the sea



## BESCHREIBUNG

**Cottage** with **courtyard-garden** of approximately 600 sq m divided into two units set a few hundred meters from the sea, in a private position in the centre of Marina di Carrara

Unit 1: apartment (approx. 50 sq m) comprising:

- portico, entrance hall, kitchenette, living room, double bedroom, two store rooms and bathroom on ground floor.

Unit 2: apartment ( approx. 120 sq m) consisting of:

- entrance hall, kitchen with balcony, living room with large **balcony**, dining room, two double bedrooms and bathroom with bath on mezzanine joined with a very light attica area which is over 60 sq m comprising a large room and a bathroom with shower, equipped with custom

built-in wardrobes.

This unit also includes:

- **portico**, cellar and store room on lower ground floor.

The property has:

- **irrigation system in some parts of the garden, security steel blinds anti-intrusion, alarm system, low-emission glass frames and solar powered shutters.**

**Central heating (natural gas).**

**Outbuilding used as tool shed** of approximately 10 sq m.

#### **TECHNISCHE DETAILS**

Nutzfläche

170 m<sup>2</sup>

Außenfläche

215 m<sup>2</sup>

Lärmpegel

0 - zona molto silenziosa

Stockwerke

3

Zimmer

9

Schlafzimmer

3

Badezimmer

3

Grundstück

595 m<sup>2</sup>

Keller

20 m<sup>2</sup>

Terrasse

18 m<sup>2</sup>

Balkon

Ja

Vorbau

58 m<sup>2</sup>

Energieklasse

106.55 Kw/h m<sup>2</sup>

Status

ristrutturato

Heizung

Autonomo a gas metano

## **Kategorie**

C

MESSAGES.PROPERTY\_IMAGES































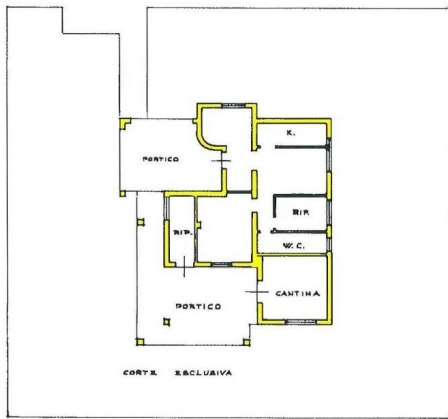




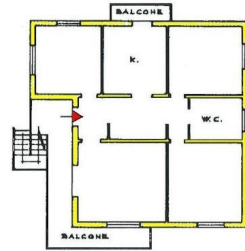




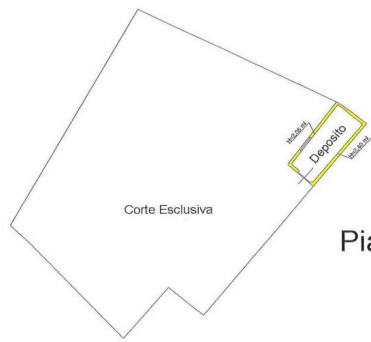




PIANO 4° SEMINTERRATO



PIANO TERRA (RIALZATO)



Piano Terra



Direzione Provinciale di Massa Carrara Ufficio Provinciale - Territorio - Direttore PANTISANO VINCENZO Vis. tel. (0.90 euro)



N=4876000

E=1583700

1 Particella: 110

Comune di MASSA CARRARA  
 Foglio: 103  
 Dimensione cornice: 267.000 x 189.000 metri  
 Protocollo pubblico: 77547/2024  
 Data: 07/09/2024 10:25:27