



LUNIGIANA 2000

real estate

Ref. 838

Restored village house



BESCHREIBUNG

Recently **restored detached house** with **garden** and 1.798 sq m of **land** situated in a sunny hillside village with a panoramic views over La Spezia and Capraia and Gorgona islands.

The property consists of:

- **courtyard**, small taverna and 5 cellars on lower ground floor;
- **terrace**, entrance hall, laundry room, living room with terrace of 15 sq m , kitchen, hall, store room, bathroom and bedroom on ground floor;
- sitting room-hallway, two bedrooms and **terrace** on first floor.

Central heating.

The following have recently been added to the house:

12.5 kW photovoltaic system with 32 panels, 2 Tesla storage batteries of 27 kW total, charging station for electric cars, 8 kW heat pump and 28 kW Daikin hybrid boiler, 7 kW inverter.

In the rumpus room there is an induction hob with 5 burners, a dishwasher and an American fridge with the production of filtered water and ice.

TECHNISCHE DETAILS

Nutzfläche

225 m²

Außenfläche

275 m²

Lärmpegel

1 - zona silenziosa

Stockwerke

2

Zimmer

10

Schlafzimmer

3

Badezimmer

2

Garten

100 m²

Grundstück

1798 m²

Keller

5 m²

Terrasse

15 m²

Höhe ü. d. M.

270

Energieklasse

108.61 Kw/h m²

Status

ristrutturato

Heizung

Autonomo a gas propano

Meerblick

Ja

Panoramablick

Ja

Blick auf die Apuanen

Ja

Kategorie

D

MESSAGES.PROPERTY_IMAGES



















