



LUNIGIANA 2000

real estate

Ref. 296A



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Lunigiana2000 - Real Estate in Tuscany

Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266

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Cottage close to the sea



DESCRIPTION

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.

TECHNICAL DETAILS

Internal surface

170 sqm

External surface

215 sqm

Noise Level

0 - very silent area

Floors

3

Rooms

9

Bedrooms

3

Bathrooms

3

Ground

595 sqm

Cellar

20 sqm

Terrace

18 sqm

Balcony

Yes

Porch

58 sqm

Energy class

106.55 Kw/h sqm



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Status
Restored
Heating
Central heating (natural gas)

Category

C



MESSAGES.PROPERTY_IMAGES



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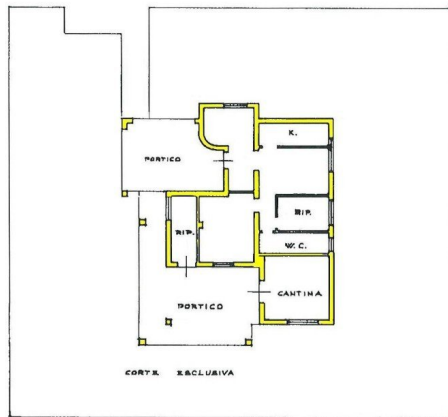


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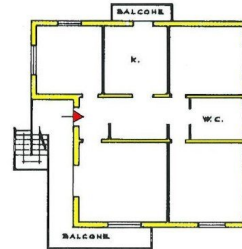


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PIANO 4° SEMINTERRATO



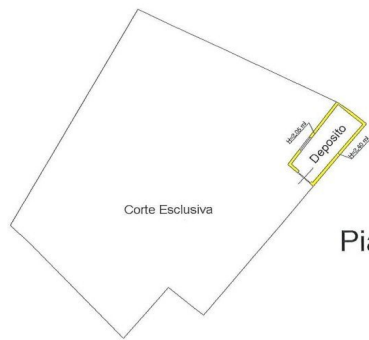
PIANO TERRA (RIALZATO)

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Piano Terra



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