



LUNIGIANA 2000

real estate

Ref. 838



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Lunigiana2000 - Real Estate in Tuscany

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

www.lunigiana2000.com - english.info@lunigiana2000.com

Restored village house



DESCRIPTION

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.

TECHNICAL DETAILS

Internal surface

225 sqm

External surface

275 sqm

Noise Level

1 - silent area

Floors

2

Rooms

10

Bedrooms

3

Bathrooms

2

Garden

100 sqm

Ground

1798 sqm

Cellar

5 sqm

Terrace

15 sqm

Altitude a.s.l.

270

Energy class

108.61 Kw/h sqm

Status

Restored

Heating

Autonomo a gas propano

Sea view

Yes

Panoramic view



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Yes

View over Apuane

Yes

Category

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MESSAGES.PROPERTY_IMAGES



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