



LUNIGIANA 2000

real estate

Réf. 282A

Beautiful villa



DESCRIPTION

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.

DÉTAILS TECHNIQUES

Surface habitable

250 m²

Surface extérieure

297 m²

Niveau sonore

0 - zona molto silenziosa

Étages

3

Pièces

7

Chambres

3

Salles de bain

3

Jardin

5879 m²

Terrain

5879 m²

Cour

2560 m²

Piscine

Oui

Place de parking

25 m²

Terrasse

7 m²

Portique

21 m²

Altitude m s.n.m.

25

État

abitabile

Chauffage

Autonomo a gas metano

MESSAGES.PROPERTY_IMAGES























































Data: 19/12/2024 - n. 199979 - Richiedente: Agente delle Entrate CATASTO FABBRICATI Ufficio Provinciale di La Spezia 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.**

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

ORIENTAMENTO

Atto n. 19/12/2024 - n. 199979 - Richiedente: CLN/NZ/001210629E
Materiale scheda: 2 - Formato di acquisizione: A4(210x297) - Formato stampa richiesto: A4(210x297)

