



LUNIGIANA 2000

real estate

Réf. 296A

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.

DÉTAILS TECHNIQUES

Surface habitable

170 m²

Surface extérieure

215 m²

Niveau sonore

0 - zona molto silenziosa

Étages

3

Pièces

9

Chambres

3

Salles de bain

3

Terrain

595 m²

Cave

20 m²

Terrasse

18 m²

Balcon

Oui

Portique

58 m²

Classe énergétique

106.55 Kw/h m²

État

ristrutturato

Chauffage

Autonomo a gas metano

Catégorie

C

MESSAGES.PROPERTY_IMAGES































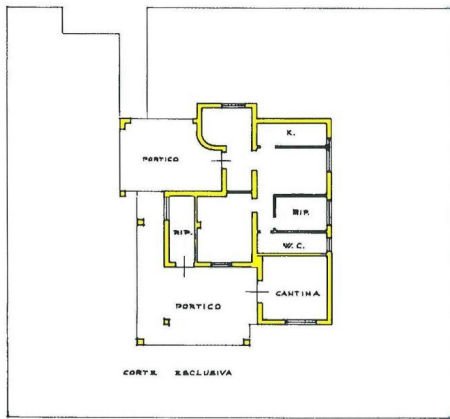




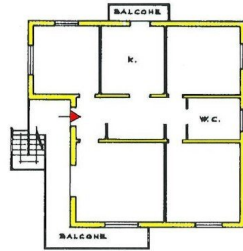








PIANO 4° SEMINTERRATO



PIANO TERRA (RIALZATO)

