



# LUNIGIANA 2000

real estate

**Réf. 065L**

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# Detached house



## DESCRIPTION

**Detached house** with a large **garden**, ideal for those seeking privacy and comfort set in a sunny location.

The property comprises:

- **Ground floor:** entrance hall, spacious living area with lounge and eat-in kitchen, one bedroom, small sitting room, and bathroom;
- **First floor:** a second bedroom;
- **Basement (S1):** laundry and boiler room, as well as a cellar.

Outside, there is a **large terrace** ideal for outdoor dining and relaxation, a **sheet metal garage**, and a **spacious surrounding garden**.

The property is equipped with a **photovoltaic system with Conto Energia incentives active until 2028**, as well as a **second off-grid photovoltaic system with batteries**.

Heating is **independent and powered by methane**, supplemented by **heat pumps**, ensuring comfort and energy efficiency.

A **perfect solution** for those who wish to live surrounded by nature, in an **efficient home with low running costs**.

## DÉTAILS TECHNIQUES

Surface habitable

120 m<sup>2</sup>

Surface extérieure

170 m<sup>2</sup>

Niveau sonore

2 - zona abbastanza silenziosa

Étages

3

Pièces

4

Chambres

3

Salles de bain

1

Jardin

600 m<sup>2</sup>

Cave

25 m<sup>2</sup>

Terrasse

20 m<sup>2</sup>

Portique

5 m<sup>2</sup>

Altitude m s.n.m.

190

État

abitabile

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

## Catégorie

E

MESSAGES.PROPERTY\_IMAGES































