



LUNIGIANA 2000

real estate

Réf. 838

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.

DÉTAILS TECHNIQUES

Surface habitable

225 m²

Surface extérieure

275 m²

Niveau sonore

1 - zona silenziosa

Étages

2

Pièces

10

Chambres

3

Salles de bain

2

Jardin

100 m²

Terrain

1798 m²

Cave

5 m²

Terrasse

15 m²

Altitude m s.n.m.

270

Classe énergétique

108.61 Kw/h m²

État

ristrutturato

Chauffage

Autonomo a gas propano

Vue mer

Oui

Vue panoramique

Oui

Vue sur les Alpes Apuanes

Oui

Catégorie

D

MESSAGES.PROPERTY_IMAGES



















