



Two-family villa for sale in Massa Marina di Massa € 465.000 Ref. CBI129-2094-130108



123 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 9

Semi-detached villa divided into two portions, consisting of ground floor and first floor with independent entrances. We offer for sale the property on the ground floor consisting of about 95 square meters, in addition to the appurtenances. Completely renovated about a year ago, the property is in energy class A4, the maximum expression in terms of energy saving.

The property is located in a quiet residential complex that can be easily reached from the center of Marina di Massa. This property is undoubtedly a guarantee of quality and efficiency; designed in line with the latest anti-seismic regulations, with innovations aimed at total energy saving and with the intention of creating functional, comfortable environments with very few management costs. Inside there is a modern and technological design characterized by maximum living comfort: thermo-acoustic coat, armored door, external PVC windows, purification of the rooms with controlled mechanical ventilation system, as well as the 6 KW photovoltaic solar panel system. air conditioning and ceiling heating are just some of the features of this latest generation home aimed at maximizing energy savings.

The property is characterized by bright and welcoming settings in a modern style and is well distributed in its interior spaces, in particular: entrance hall, dining room with access to the spacious living area, ideal for your free time furnished with outdoor sofas and armchairs, corner kitchen, large living room, hallway, 2 bathrooms, utility room, 2 large double bedrooms. Outside we find a technical compartment/storage room where the column for recharging electric cars has been installed inside and a parking space for cars.



Adjacent to the property we find a cellar of 53 m2.

The property includes a courtyard and a garden of 154m2.

In the immediate vicinity of the property we find a land of 600sqm. always belonging to the owner with fruit trees inside, a gazebo with table and chairs, and with the possibility of installing a rather large above-ground swimming pool in summer left as a property by the owner.

The property is sold partially furnished, only the furniture of a double bedroom and a bathroom is missing. The new buyer is also left with the possibility of customizing the choice of external light points such as the garden and walls to his taste.

The whole property presents itself as an ideal place for the construction of an accommodation facility, but also for those who want to live in an important home.

For privacy reasons, the address in the file is indicative and the property is located nearby.

Certification

Energy Class: A4

EPgInr: 0.00 kwh/□

Features

Property ID: CBI129-2094-130108

Contract: Sale

Categoria: Two-family villa

Address: via fiume, 13

Zip Code: 54100

Municipality: Massa

Zona: Marina di Massa

Total sqm: 123 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 9

Internal condition: Good

Floor: Ground Floor

Total floors: 1

Current Status: Available after the deed of sale

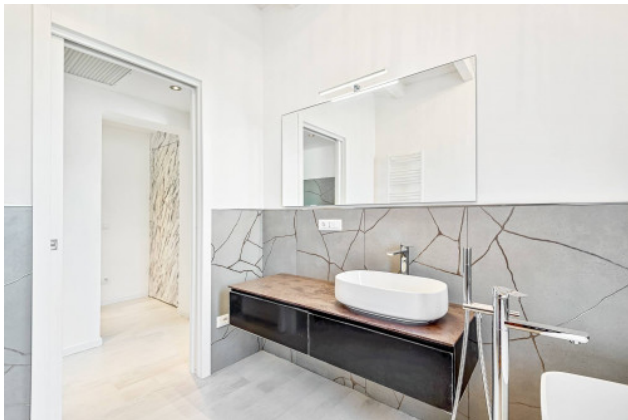
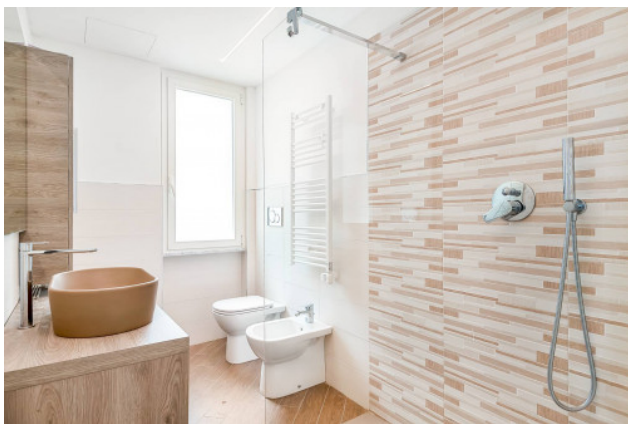
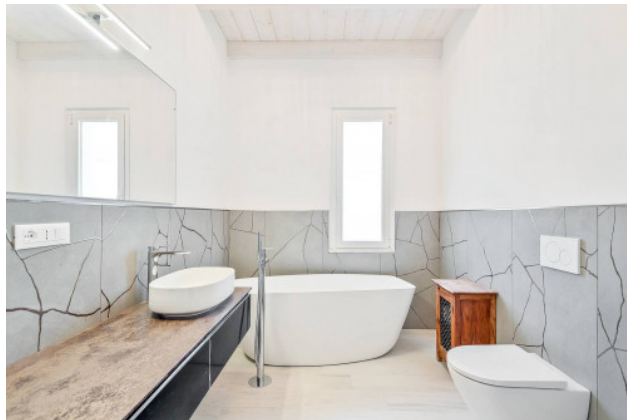
Garden: Private

Sea distance: 1.500 meter











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