

Townhouse a Coreglia Antelminelli

Piano di Coreglia

€ 275.000

Ref. 1016



163 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Housing Comfort and Energy Saving? This is a property for you! Portion of newly built Villa Bifamiliare for sale in Tuscany, in a complex being built in the Municipality of Coreglia Antelminelli, called "LE CASE DEL CONFORT". The complex is brand new and is located in the center of the village, therefore close to all the main services. You can access the complex by private road in which we find about 10 parking spaces available to guests and owners. The buildings are divided into two buildings, the trifamily consisting of an east side terratetto and two completely independent apartments on the west side while the other is a semi-detached one. The semi-detached west side consists of resede for exclusive parking with stairs for access to the garden and on the ground floor where we find the entrance, a storage room, a living room, the bathroom with shower and the kitchen with the dining area, from which you can access the garden and an external pergola where you can eat outdoors. On the first floor we have two double bedrooms, one with balcony, hallway, bedroom, plus bathroom with shower. In the basement with access from the internal stairs we find 4 rooms for cellar use. The peculiarity of these properties is aimed at a high housing comfort due to a particular internal /external study and energy saving that in recent years has become something essential from a new building like this.

Energy saving and investment: the reduction of consumption leads to a significant reduction in bills. The production of heat and domestic water takes place thanks to a heat pump that uses the electricity of the photovoltaic system present. The property has an economic value that lasts and grows over time thanks to its constructive superiority that anticipates the trends of the future. Class A identifies houses that are built with materials and technologies that meet a range of construction standards of excellence.

Electrical and Thermohydraulic systems: the alarm system will be prepared, and to safeguard the consumption / emissions in each room

will be installed room thermostats, as well as photovoltaics on the roof combined with the heat pump for heating. The heating system will be made with radiant floor at low temperature in order to make the comfort optimal and uniform in all environments. In order to contain the operating costs, the installation of hydronic heat pumps suitable for the production of hot water and for the heating of rooms was considered. For greater modernity, suspended sanitary ware will be placed. Preparation of VMC system (controlled mechanical ventilation).

Distances: Coreglia Antelminelli: 5 km - Castelnuovo di Garfagnana: 20 km - Lucca: 32 km - Pisa: 50 km - Versilia: 60 km - Abetone: 50 km. Energy class not specified because it is being built but will definitely be in Class A. Commercial area sqm. 163.00. For information contact us at 347/3225117.

Certification

Energy Class: NA - Not Available

Property Informations

Bedrooms: 3

Bathrooms: 2

Rooms: 6

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 3

Parking: Uncovered Parking

Age Construction: 2017

Balconies: Present, 6 sq.m

Garden: Private, 65 sq.m

Kitchen: Kitchenette

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 62 m²

Fastweb Coverage

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

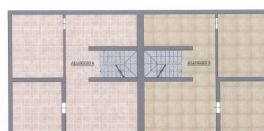
Schools

Cafe

Post Offices



La Bifamiliare



SCALA 1:300

PLANIMETRIA INTERRATI



La Bifamiliare



PLANIMETRIA PIANO TERRA

SCALA 1:200



La Bifamiliare



PLANIMETRIA PIANO PRIMO

SCALA 1:200



SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463