

Townhouse a Coreglia Antelminelli

Piano di Coreglia

€ 275.000
Ref. 1016



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

Living Comfort and Energy Saving? This is a property for you! Portion of a newly built semi-detached villa for sale in Tuscany, in a complex under construction in the municipality of Coreglia Antelminelli, called "LE CASE DEL CONFORT".

The complex is brand new and is located in the centre of the town, therefore close to all the main services.

The complex is accessed via a private road where there are approximately 10 parking spaces available for guests and owners.

The buildings are divided into two buildings, the three-family house consisting of a terraced house on the east side and two completely independent apartments on the west side while the other is a two-family house.

The semi-detached house on the west side consists of a courtyard for exclusive parking with stairs to access the garden and 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 access the garden and an external pergola where you can eat outdoors.

On the first floor we have two double bedrooms, one with a balcony, hallway, bedroom, plus bathroom with shower. In the basement with access from the internal stairs we find 4 rooms used as cellar.

The peculiarity of these properties is aimed at a high level of living comfort due to a particular internal/external study and to energy saving which in recent years has become something essential for a new building like this.

Energy Saving and Investment: the reduction in consumption leads to a significant reduction in bill costs. The production of heat and sanitary water occurs thanks to a heat pump that uses the electrical energy of the existing photovoltaic system. The property has an economic value that lasts and grows over time thanks to its construction superiority that anticipates future trends. Class A identifies

homes that are built with materials and technologies that meet a series of excellent construction standards.

Electrical and Thermo-hydraulic Systems: the alarm system will be set up, and to safeguard consumption/emissions in each room room thermostats will be installed, as well as photovoltaic on the roof combined with the heat pump for heating. The heating system will be made with low temperature radiant floors in order to make comfort optimal and uniform in all rooms. To contain management costs, the installation of hydronic heat pumps suitable for the production of hot water and for heating the rooms has been considered. For greater modernity suspended sanitary ware will be positioned. Provision for 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 under construction but it will certainly be in Class A.

Commercial area 163.00 sq. m.

For information contact us at 347/3225117.

Property Informations

Bedrooms: 3

Bathrooms: 2

Rooms: 6

State of Preservation: Be Restored

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 □

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

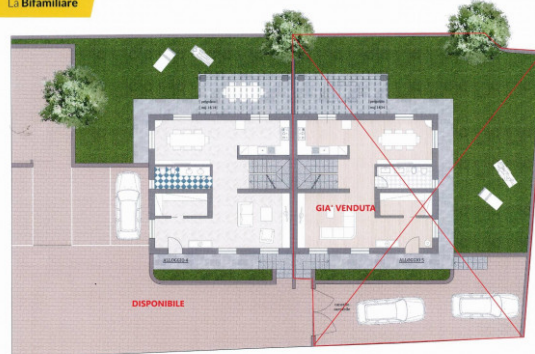


SCALA 1:300

PLANIMETRIA INTERRATI



La Bifamiliare



PLANIMETRIA PIANO TERRA

SCALA 1:200



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