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**family house for sale in Montignoso**  
**Cervaiolo**  
**€ 349.000**  
**Ref. 3136**



**152 sq.m. | bathroom: 2 | room: 4 | local: 7**

| COD: 3136 | MONTIGNOSO | CERVAIOLO |

**OPPORTUNITY AT THE CERVAIOLO!!**

Come and discover with us this Independent House in one of the most sought-after areas of Montignoso.

Characteristics

The property is in excellent condition following a recent 110% renovation, complete with systems such as heat pump, air conditioning and solar panels with storage battery.

At the entrance there is the Garden with the External Parking Space and access to the house via a porch.

Entrance into the living room with dining area and relaxation area to enjoy free time, the kitchen is habitable and has an induction hob, furnished and equipped.

Through a hallway you access the complete bathroom on the ground floor and a double bedroom that can be used as a games area or study.

On the first floor there are 3 bedrooms, two double and one single, all served by an additional bathroom complete with everything necessary.

The Master Double Room also has a Balcony where you can enjoy the outside on beautiful Versilia days.

The house has been equipped with double glazed PVC window frames, solar panels with storage battery, radiant system, heat pump and air conditioning with inverter.

The property is in Class D and is an excellent investment in a still growing market.

Don't miss this opportunity!!!

#### Strengths

Price Super Location Quality Property

#### Contacts

Do not hesitate to contact us for visits and further information,

Michael 351 5429 448

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## Certification

**Energy Class:** D

**EPgInr:** 126.30 kwh/□

## Features

code: 3136

motivation: Sale

Categoria: family house

address: Via Marina, 17

CAP: 54100

municipality: Montignoso

Zona: Cervaiolo

total sqm: 152 sq.m.

room: 4

bathroom: 2

local: 7

conservation status: Restored

Heating: Heating

parking: Carport

age construction: 1990

present state: free to the deed

garden: Private, 150 sq.m.

distance to the sea: 2.000 meter

kitchen: Kitchen large

tv : autonomous

tv sat : autonomous

store room

conditioned air

parquet

plant electric : under

shower

allarm predisposition

shutters

Blinds

bathroom with window

## Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

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playground	railway station
public transport	nursery
elementary schools	Schools
High Schools	bar
post offices	shopping centers
municipal office	beach club

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