

villa for sale in Carrara Marina di Carrara € 420.000 Ref. 3245



130 sq.m. | bathroom: 3 | room: 2 | local: 4

REF.3245 MARINA DI CARRARA | CENTER | TUSCANY | ITALY

Detached Villa with Garden

130 sq m • 4 rooms • 2 bedrooms • 3 bathrooms • Attic • Parking space

In the heart of Marina di Carrara, in a strategic and private location, we offer an elegant, recently renovated detached villa, ideal for those seeking a peaceful setting without sacrificing the convenience of amenities.

Key Features:Surface area: 130 sq m spread over two levels + atticPrivate garden: perfect for al fresco dining and relaxingReserved parking space3 bathrooms finished with quality materials (Carrara marble and Maldive Blue marble)2 bedrooms, one with a large walk-in closetHabitable attic with parquet flooring and laundry areaOpen-plan living area with open-plan kitchen and direct access to the gardenComfort and amenities:Air conditioning in all roomsLatest generation soundproof windowsDouble access for greater convenienceLaundry room on two levelsLocation:A few steps from schools, shops, supermarkets and public transport, in a residential and well-served area, yet quiet and private.

This property represents a unique opportunity for those seeking a move-in ready home, with quality finishes and well-distributed spaces.

Contact us for more information or to book a visit!

Monia: 351 94 26 963

Patrizia: 389 83 44 002

www.forteversilia.it

Features

code: 3245 motivation: Sale

Categoria: villa address: via ruga alfo maggiani

municipality: Carrara Zona: Marina di Carrara

total sqm: 130 sq.m. room: 2

bathroom: 3 local: 4

distance to the sea: 300 meter conditioned air

sanitary suspended shower

Nearby

gym spa

soccer fields sport club

tennis club bicycle path

playground railway station

public transport nursery

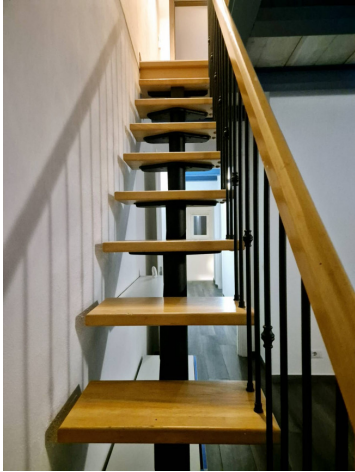
elementary schools Schools

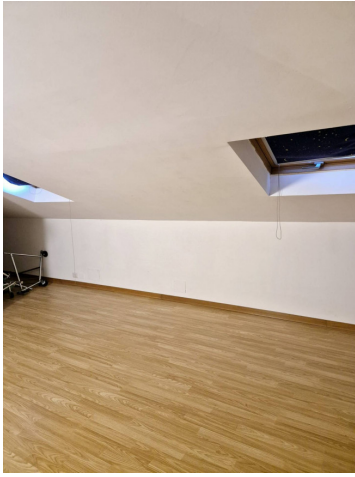
High Schools bar

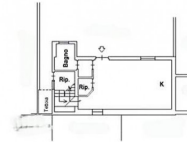
post offices shopping centers

municipal office beach club

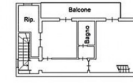








PIANO TERRA
H = 3.50 mt



PIANO PRIMO
H = 2.70 mt



PIANO SOTTOTETTO
Hm = 1.78 mt

ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI
Decreto Ministeriale 19/02/2009 (D.M. 19/02/2009)

DATI GENERALI

Finalità dell'uso: residenziale non residenziale

Classificazione D.P.R. 43/09: **E1, E2**

Objetto dell'attestato: intero edificio unità immobiliare singolo di unità immobiliari

Tipologia di edificio: edificio residenziale edificio pubblico altro

Caratteristiche: nuova costruzione intervento di recupero locazione ristrutturazione energetica ristrutturazione energetica

Dati identificativi

Zona climatica: **D**

Area di costruzione: **100,23**

Superficie utile lorda (p.l.): **22,29**

Superficie utile globale (p.l.): **62,49**

Volume utile lordo (p.l.): **472,42**

Volume utile globale (p.l.): **898,29**

Categoria catastale: **1/10**

Servizi energetici presenti

Climatizzazione invernale Ventilazione meccanica Riscaldamento

Climatizzazione estiva Pannelli solari termici Impianto di automazione a controllo remoto

PRESTAZIONE ENERGETICA CLASSE E CLASSE ENERGETICA

Prestitazione energetica del fabbricato:

INVERNO	ESTATE
A++	A++
A+	A+
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Prestitazione energetica globale: **117,10 kWh/m²/anno**

CLASSE ENERGETICA: D

Ridimenti: **41,84%**