

# **villa semi-detached for sale in Montignoso**

## **Cinquale**

### **€ 450.000**

### **Ref. 3246**



**168 sq.m. | bathroom: 3 | room: 3 | local: 5**

REF.3246 CINQUALE | MONTIGNOSO | MASSA | ITALY | TUSCANY

Semi-detached house with garden in Montignoso – just 2 km from the sea!

Semi-detached house in good condition, ready to move into, with a large private garden and outdoor spaces ideal for year-round living.

#### Main features

Commercial area: 130 m<sup>2</sup>Floors: 3 levelsRooms: 5 rooms in totalBathrooms: 3Double garage included in the price + uncovered parking spaceEnergy class: 158 kWh/m<sup>2</sup> per year

#### Distribution of rooms

Ground floor: bright living room, eat-in kitchen, bathroom and bedroom. First floor: three bedrooms and two bathrooms. Attic: large versatile room (study, hobby room, storage room). Exterior: porch ideal for outdoor dining, private garden and internal parking spaces.

### Strengths

Strategic location: just 2.5 km from the beaches of Montignoso. Property in good condition, ready to move into. Large and functional spaces, perfect for families. Independent natural gas heating.

### CONTACTS:

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[www.forteversilia.it](http://www.forteversilia.it)

## Certification

**Energy Class:** G

**EPglr:** 158.00 kwh/□

## Features

code: 3246

motivation: Sale

Categoria: villa semi-detached

address: via silcia

municipality: Montignoso

Zona: Cinquale

total sqm: 168 sq.m.

room: 3

bathroom: 3

local: 5

conservation status: Discreet

plan: Ground Floor

total plans: 2

distance to the sea: 2.000 meter

## 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









