

# Townhouse for sale in Montignoso

## Capanne

### € 185.000

### Ref. 3298



**208 sq.m. | bathroom: 1 | room: 4 | local: 8**

REF.3298 CAPANNE-PRATO | MONTIGNOSO | TUSCANY | ITALY  
RENOVATION OPPORTUNITY - HOUSE WITH GREAT POTENTIAL

In a quiet and well-served area, we offer for sale a semi-detached 208 sq m townhouse with two separate entrances and a large dining terrace. Renovated, it offers excellent potential for conversion, making it ideal for those looking to create a modern, bright home with a contemporary design.  
Possibility of creating two housing units!!!!!!!

The property is in need of complete renovation, offering great potential: it is possible to create a spacious single-family home or divide the spaces into two separate residential units, perfect for different families, as an investment, or for those seeking a separate apartment for guests or relatives.

Current composition

Ground Floor: outdoor courtyard, living room, kitchen, and bathroom. First Floor: two bedrooms and a large dining terrace. Second Floor: two bedrooms. Third Floor: attic with two rooms. The 8 rooms and the multi-level layout make the property extremely versatile, with the possibility of creating modern, bright, and functional spaces.

Asking price: €185,000

A rare opportunity for those seeking a property with great renovation potential in the province of Massa-Carrara.

NB  
The images published are RENDERINGS and represent a hypothesis for the renovation and enhancement of the property, which can be achieved with a customized project.  
Perfect as a main residence or investment. Possibility of restyling in a modern style with light finishes. Great potential for appreciation. CONTACTS  
Patricia 389 83 44 002  
Monia 351 94 26 963  
www.forteversilia.it

## Certification

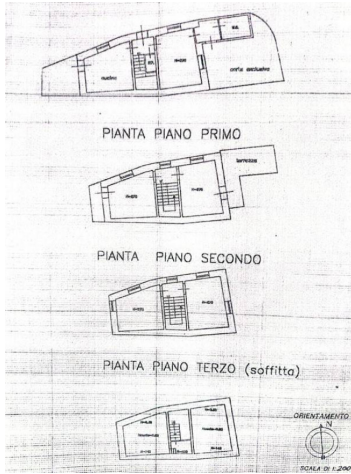
**Energy Class:** G

## Features

|                                  |                       |
|----------------------------------|-----------------------|
| code: 3298                       | motivation: Sale      |
| Categoria: Townhouse             | address: via corniolo |
| municipality: Montignoso         | Zona: Capanne         |
| total sqm: 208 sq.m.             | room: 4               |
| bathroom: 1                      | local: 8              |
| conservation status: Be Restored | plan: Ground Floor    |
| total plans: 4                   | Heating: Heating      |
| distance to the sea: 4.000 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       |



| ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI  |  | APL  |
|--|--|--|
| <b>DATI GENERALI</b>   |  |  |
| <b>Destinazione d'uso</b><br><input checked="" type="checkbox"/> Edilizia<br><input type="checkbox"/> Non residenziale   | <b>Oggetto dell'attestato</b><br><input checked="" type="checkbox"/> Nuova costruzione<br><input type="checkbox"/> Edificio esistente<br><input type="checkbox"/> Gruppo di unità immobiliari<br><input type="checkbox"/> Intervento di manutenzione straordinaria<br><input type="checkbox"/> Altro | <input type="checkbox"/> Nuova costruzione<br><input type="checkbox"/> Intervento di proprietà<br><input type="checkbox"/> Intervento di manutenzione straordinaria<br><input type="checkbox"/> Intervento di manutenzione straordinaria<br><input type="checkbox"/> Altro |
| <b>Dati identificativi</b><br>Regione Toscana<br>Zona climatica D<br>Area di costruzione 1940<br>Superficie utile inquadrate (m <sup>2</sup> ) 130,05<br>Superficie utile raffrescata (m <sup>2</sup> )<br>Volume lordo inquadrate (m <sup>3</sup> ) 509,80<br>Volume lordo raffrescato (m <sup>3</sup> )  |  |  |
| <b>Servizi energetici presenti</b><br><input checked="" type="checkbox"/> Climatizzazione invernale<br><input type="checkbox"/> Ventilazione meccanica<br><input type="checkbox"/> Illuminazione<br><input type="checkbox"/> Climatizzazione estiva<br><input checked="" type="checkbox"/> Predis. acqua calda sanitaria<br><input type="checkbox"/> Trasporto di persone e cose |  |  |
| <b>PRESTAZIONE ENERGETICA E GLOBALI DEL FABBRICATO</b><br>La sezione riporta l'indice di prestazione energetica globale del fabbricato e dei vari servizi energetici presenti, nonché la prestazione energetica del fabbricato, in base al regolamento degli impianti presenti.  |  |  |
| <b>Prestazione energetica del fabbricato</b><br>INVERNO<br>ESTATE  | <b>Prestazione energetica globale</b><br>+ Po utile (kWh/m <sup>2</sup> anno)<br>296,50<br>kWh/m <sup>2</sup> anno   | <b>Efficienza energetica</b><br>Classe G<br>Se nuovo<br>Se esistente   |