Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129 - Fax

Indipendent house for Sale to Massarosa
Area: Bargecchia



75 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Villa with sea view

Nestled on the renowned hills of Massarosa, the property offers an extraordinary view of the sea and the lake, including a suggestive glimpse of the nearby town bell tower.
Located in the center of Bargecchia, it offers the perfect combination of privacy, a hillside atmosphere, and the convenience of a lively, non-isolated residential setting.

GROUND FLOOR - LIVING AREA
Welcoming Living Room: Located at the entrance, it features a beautiful, fully functional fireplace for warm, atmospheric evenings.
Separate Open Kitchen: Functional and well-integrated, ideal for conviviality.
Service Bathroom: Convenient and practical on the ground floor.
Elegant Staircase: Internal connection for access to the sleeping area.

FIRST FLOOR - SLEEPING AREA
Bright Hallway: Harmoniously organizes the spaces on the upper floor.
Double Bedroom: Spacious and comfortable.
Bedroom / Study: Equipped with a balcony with a splendid panoramic view.

Main Bathroom: Large, featuring a double sink and modern shower.

OUTDOOR SPACES & OUTDOOR LIVING
A large private courtyard on all four sides, fully fenced and largely paved with elegant porphyry slabs laid in a patterned pattern. The outdoor living area is enhanced by a gazebo furnished with wicker seating and an adjacent brick barbecue, the ideal setting for sunset aperitifs and summer dinners overlooking the sea.

Private Parking Spaces: Convenient internal fenced parking for 2 cars.

Ref. AG408
www.immobiliare-leonardo.it

Want more information? Want to evaluate other real estate offers? Need to sell your property?
Contact us at 0584961129 / +393756339708
Or come and visit us at our Viareggio office in Corso Garibaldi, 170
The proposed address may be nearby for privacy reasons

Property details

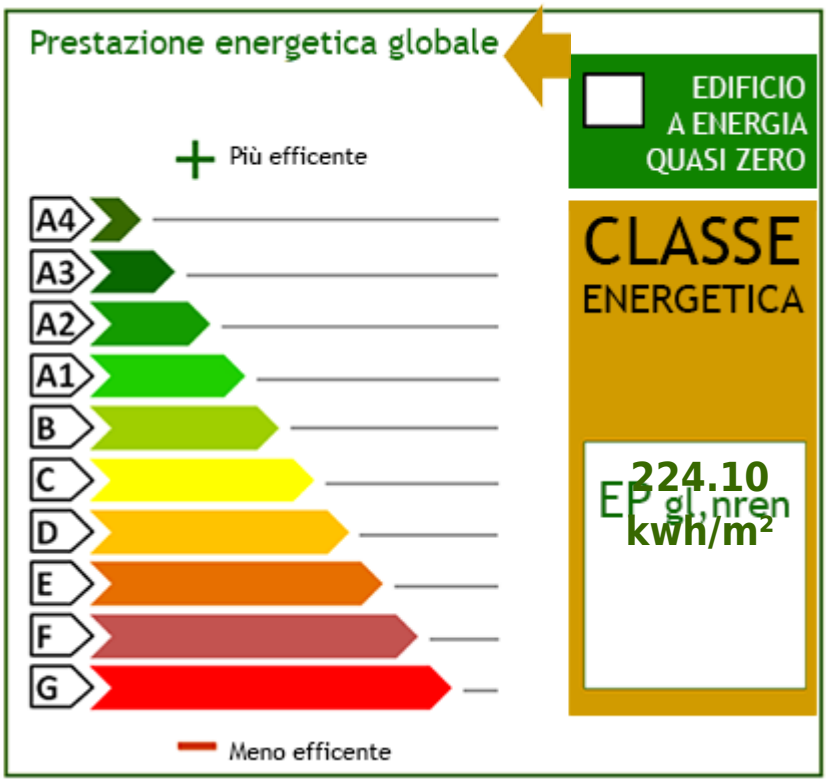
Code: AG408	**Reason**: Sale
Type: Indipendent house	**Region**: Toscana
Province: Lucca	**Municipality**: Massarosa
Area: Bargecchia	**Price**: € 295.000
Total Square Meters: 75 square meters	**Bedrooms**: 2
Bathrooms: 2	**Rooms**: 4
: Yes	

Features

Tv Antenna: Autonomous	ADSL Coverage	Fastweb Coverage
Fireplace	Telephone System	Wiring: By Law
Shower	Wooden Window Frames	Sea View

Nearby

Football Fields	Public Transport	Cafe	Post Offices


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
EP gl,nren 224.10 kWh/m²
Meno efficente

















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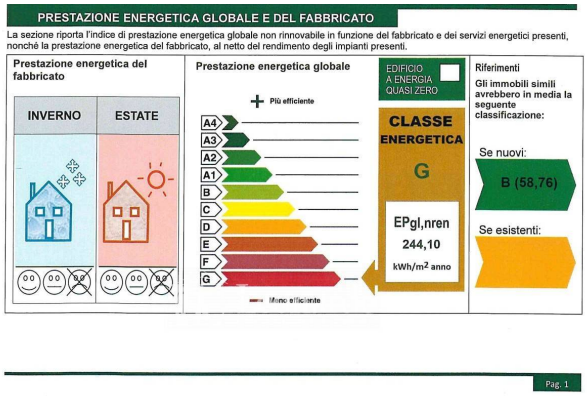
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PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO | ESTATE

Prestazione energetica globale

Più efficiente

A4
A3
A2
A1
B
C
D
E
F
G

Meno efficiente

EDIFICIO A ENERGIA QUASI ZERO

CLASSE ENERGETICA

G

EPgl,nren 244,10 kWh/m² anno

Riferimenti

Gli immobili simili avrebbero in media la seguente classificazione:

Se nuovi: B (58,76)

Se esistenti:

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