

**for sale in Massa
Marina di Massa
€ 500.000
Ref. 1557**



120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

VERY IMPORTANT:
POSSIBLE TAX DEDUCTION

If the purchase is made by a private individual, being the result of a building renovation, you are entitled to a tax deduction of approximately 48,000.00 euros deductible over 10 years.

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

Terraced portion of a newly built two-family villa of approximately 120 square meters, located in Marina di Massa in an area that connects the urban fabric of the center of Marina di Massa and a service area from which you can easily reach the center of Massa. It is well served by public transport and allows you not only to enjoy neighborhood services, commercial spaces, work, relaxation, sports, sea, culture and leisure or office can be reached in about 10 minutes on foot,

by bicycle or by other means of transport.

IT'S ALL UNDER HOUSE

The semi-detached portion enjoys a large garden of approximately 500 m2, designed as an outdoor extension of the living spaces.

The architecture, with its enveloping shapes, is aimed at creating a private, protected, unique and exclusive habitat but at the same time oriented towards the surrounding context: an iconic luxury residential solution composed of an elegant building surrounded and enveloped by greenery.

The exposure is optimal and the distance from the main road allows maximum privacy.

Inside it consists of a large living room kitchen dining room of about 50 m2, directly connected to the large external porch of about 30 m2.

From the living area through a corridor you reach a room used as a laundry room and bathroom, 3 bedrooms, two of which are medium and one large with bathroom and walk-in closet for exclusive use.

The property is completed by an external staircase that leads to a huge terrace of approximately 50 m2.

EXCELLENT QUALITY FINISHES.

Certification

Energy Class: A4

EPgInr: 29.30 kwh/□

Features

Code: 1557	Reason: Sale
Address: via san Leonardo	Municipality: Massa
Zona: Marina di Massa	Total Square Meters: 120 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Level: Ground Floor	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Age Construction: 2023	Current Status: Free to the deed
Terrace: Present, 50 sq.m.	Garden: Private, 500 sq.m.
Kitchen: Exposed Kitchen	Terrace : 50 □
Tv Antenna : Autonomous	Porch : 30 □
ADSL Coverage	Air-Conditioned
Parquet	Wiring : By Law
Shower	Predisposition for Alarm
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe



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Post Offices

Shopping Centers

Municipal Offices



