

**for sale in Camaiore
Capezzano Pianore
€ 600.000
Ref. 1611**



170 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

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

BUILT IN ENERGY CLASS A4

We offer for sale a portion of a villa of approximately 170 square meters, located on the first floor and completely independent from the ground floor, located in a beautiful residential and panoramic area of Capezzano Pianore in the municipality of Camaiore just 5 kilometers from the Versilia beaches.

The house has a private garden for exclusive use of approximately 1,000 m2 and driveway access with a motorized gate.

The villa was built in 1970 and this portion for sale underwent a major renovation in 2021 to the point of falling into energy class A4.

The house is on one level and consists of a large living room, eat-in kitchen, two double bedrooms, one of which has a habitable terrace with a beautiful and suggestive panoramic view, a single bedroom, three bathrooms with windows, one of which is used as a laundry room.

The house has a photovoltaic system that powers the heat pump that is warm in the winter months and cool in the summer months, latest generation external fixtures have been installed, a column for charging electric cars, it is sold with the existing furniture.

THE OWNER IS AVAILABLE TO NEGOTIATE, SEPARATELY, THE SALE OF THE GROUND FLOOR, IN THIS WAY THE FUTURE BUYER WOULD GUARANTEE THE ENTIRE VILLA.

Certification

Energy Class: A4

EPglNr: 17.88 kwh/□

Features

Code: 1611	Reason: Sale
Address: Via Paesetto	Zip Code: 55041
Municipality: Camaiore	Zona: Capezzano Pianore
Total Square Meters: 170 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 6
State of Preservation: Good	: 2
Level: 1	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1971
Current Status: Free to the deed	Terrace: Present
Garden: Private, 1.000 sq.m.	Sea Distance: 5.000 meter
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Air-Conditioned	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

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





