Caorle / Porto Santa Margherita – Caorle

# New semi-detached villa duplex only 300 mt from the beach

***Property ID: IT233551052***

**PURCHASE PRICE: 435.000 EUR • ROOMS: 5.5 • LAND AREA: 350 m$^2$**

**Property ID: IT233551052 - 30021 Caorle / Porto Santa Margherita – Caorle**


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**Property ID: IT233551052 - 30021 Caorle / Porto Santa Margherita – Caorle**

# At a glance

| | |
|---|---|
| Property ID | IT233551052 |
| Rooms | 5.5 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 1970 |

| | |
|---|---|
| Purchase Price | 435.000 EUR |
| Total Space | ca. 123 m² |
| Construction method | Solid |
| Usable Space | ca. 121 m² |

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# Energy Data

| | |
|---|---|
| Type of heating | Single-storey heating system |
| Power Source | Gas |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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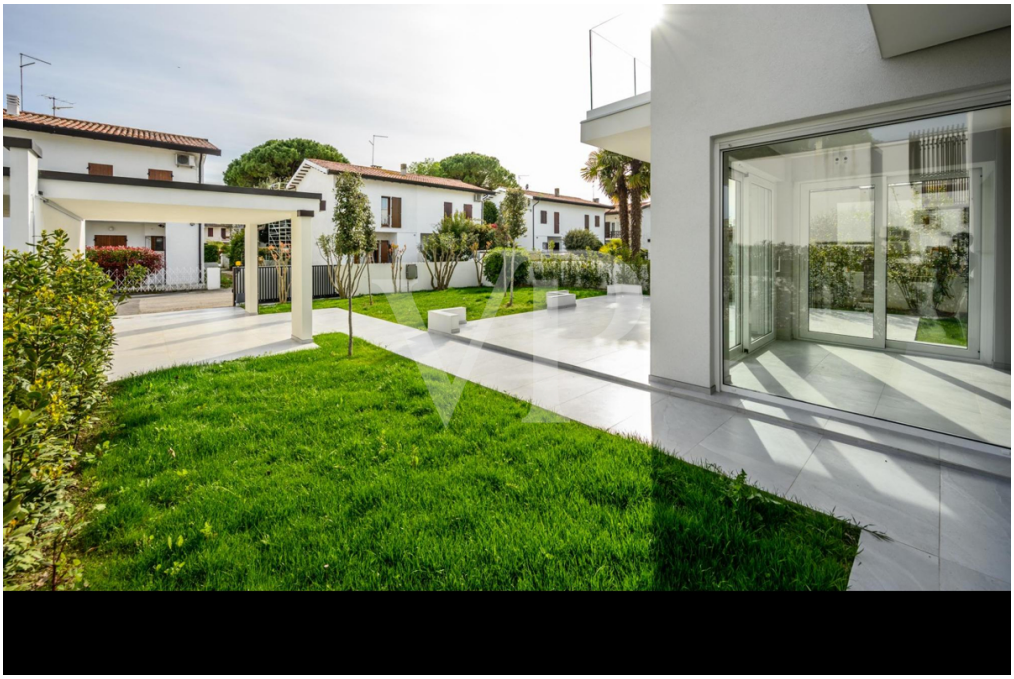

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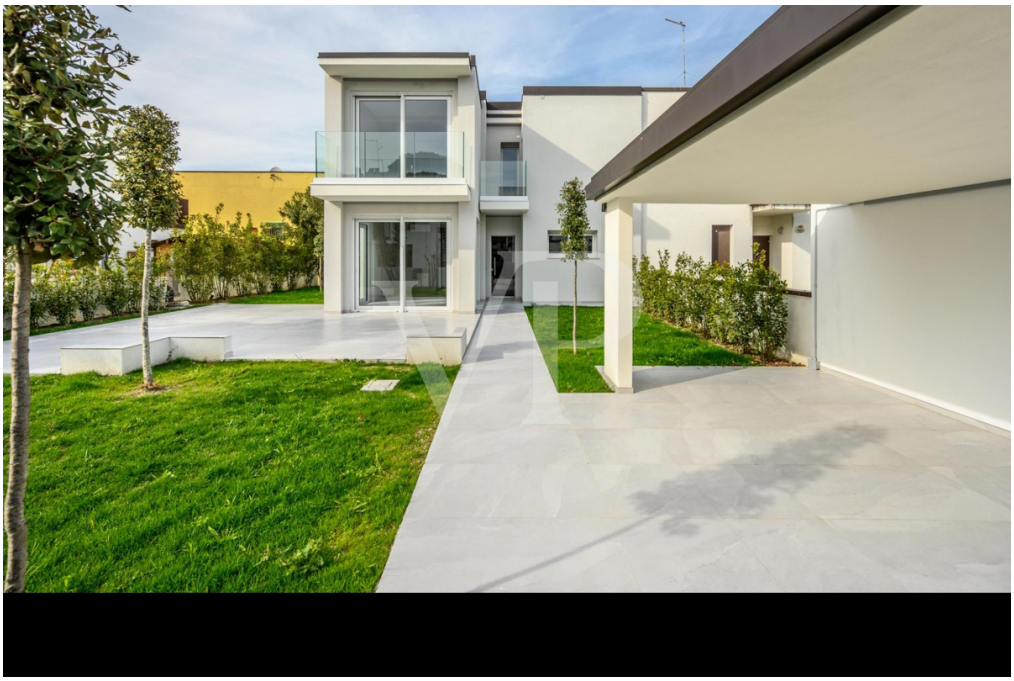

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# The property

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# Floor plans

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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# A first impression

Modern villa brand new, only 300 meters from the sea, expanded and completely renovated with high quality finishes. The Villa is arranged on 2 levels for a total of 130 square meters covered, and is equipped with Air Conditioning and Radiator Heating system. The ground floor consists of a large living room of about 50 square meters equipped with TV area, dining area and kitchen equipped with induction stove, chimney hood and dishwasher, and service bathroom living area. On the first floor there are 3 bedrooms, including 2 doubles with private balcony and 1 single, as well as a large bathroom equipped with balcony and a practical storage room. The property is completed by a private garden of approx 200 sqm for pleasant moments of evening relaxation and 2 parking spaces, 1 of which is covered.

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# Details of amenities

The property is equipped with:
- 3KW photovoltaic system;
- thermal coat;
- PVC and aluminum double-glazed windows and doors
- Air conditioning in living and sleeping areas
- Automated driveway gate

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# All about the location

The villa is located in a quiet residential area 300 meters from the beach, convenient both to services and to the dock of Porto Santa Margherita and its center with stores. The magnificent town of Caorle which is only 4 km away, easily reachable also by bicycle thanks to the service of crossing the estuary by ferry, remains a reference point for shopping, for the pleasure of dinners in fashionable restaurants or simply to enjoy a stroll through the narrow streets of this unique and surprising Small Venice. The area offers, in addition to an extensive coastline full of equipped beaches and services for all needs, a variety of entertainment proposals of a naturalistic, cycling, cultural and eno-gastronomic nature. Venice, Treviso and the beautiful town of Portogruaro are just a sample of what the surrounding area has to offer. The A4 highway tollbooths of Noventa di Piave, where the famous outlet of the same name is located, or San Stino di Livenza are about 20 minutes away by car, and place the home in a strategic position for tourist flows from across the Alps.

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# Contact partner

For further information, please contact your contact person:

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