

Nanto

## Full renovated - Semi-detached villa with private garden and access

Property ID: IT243551438



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PURCHASE PRICE: 390.000 EUR • LIVING SPACE: ca. 245 m<sup>2</sup> • ROOMS: 11

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## At a glance

|                 |             |
|-----------------|-------------|
| Property ID     | IT243551438 |
| Living Space    | ca. 245 m²  |
| Rooms           | 11          |
| Bedrooms        | 3           |
| Bathrooms       | 3           |
| Type of parking | 2 x Garage  |

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Purchase Price      | 390.000 EUR                                       |
| Total Space         | ca. 334 m²                                        |
| Construction method | Solid                                             |
| Usable Space        | ca. 283 m²                                        |
| Equipment           | Terrace, Guest WC, Fireplace, Garden / shared use |

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## Energy Data

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

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## A first impression

Completely renovated to new, this semi-detached villa has a private garden and courtyard with exclusive access.

A large porch accompanies the main entrance to the house, which develops an open-plan living area, with kitchen and living room area. Practical is the exit to the side porch where you can take advantage of it for outdoor dining during the warm season, sheltered from the sun during the day and to enjoy the coolness in the evening.

The slightly elevated sleeping area consists of 3 large double bedrooms and two modern bathrooms, one of which is private and dedicated to the master bedroom with Jacuzzi. A pleasant sun terrace is accessible from the master bedroom.

On the ground floor also accessible from the private courtyard, service with laundry space, and in the basement a large room for parties, equipped with kitchen and fireplace for cooking even pizza.

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## Details of amenities

Completely renovated in 2021 the Villa is equipped with:

- underfloor heating;
- ducted air conditioning;
- double garage.

Currently leased to American Family, with gross yields above 7.5%: 4+4 contract with first expiration August 2027.

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## All about the location

This functional side-by-side semi-detached villa is located within a quiet residential neighborhood, substantially devoid of traffic except for residents.  
The town center with all related services is within a two-minute walk.

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## Contact partner

For further information, please contact your contact person:

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