

Bologna

# Terraced villa in the countryside, recently renovated

Property ID: IT254922209



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PURCHASE PRICE: 470.000 EUR • ROOMS: 4

Property ID: IT254922209 - 40129 Bologna

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## At a glance

|             |             |
|-------------|-------------|
| Property ID | IT254922209 |
| Rooms       | 4           |
| Bedrooms    | 3           |
| Bathrooms   | 2           |

|                |                        |
|----------------|------------------------|
| Purchase Price | 470.000 EUR            |
| Commission     | soggetto a commissione |
| Total Space    | ca. 155 m <sup>2</sup> |
| Equipment      | Terrace, Fireplace     |

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## Energy Data

Power Source

Gas

Energy Certificate

Energy demand  
certificate

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## The property





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## A first impression

Within a small and delightful hamlet of small buildings, surrounded by greenery and surrounded by a beautiful condominium garden, there is available a beautiful terraced house, independent on two sides. Very bright and extremely quiet, this residence is perfect for a family that wants to live within walking distance from the center, close to a delightful park characterized by a charming pond, surrounded by nature and yet in an area perfectly served by means, stores and schools, as well as close to the main roads. Although recently built, this property has nevertheless been very recently renovated and consists of a beautiful entrance into what is the spacious living room (wanting with fireplace) from which there is access to the comfortable veranda terrace (equipped with a domotic structure that allows you to get an enclosed space and usable even on rainy days) and the lovely private garden. Also on the ground floor is a large eat-in kitchen and a first bathroom. On the second floor is reserved for the sleeping area, with three bedrooms and a second bathroom, while from the attic above (at the moment storage room connected to the sleeping area by a retractable staircase) it is possible to obtain a fourth and large room, room or study that you want. In the basement there is a huge garage (about 30 sqm), a large cellar and the very convenient laundry room. Air-conditioned, it has thermo is autonomous. In addition to the private garage, this small hamlet also has several uncovered parking spaces available within an exclusive condominium access area.

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## Contact partner

For further information, please contact your contact person:

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