

## Unifamiliare Casa singola a Soldano

**Cod. 4458**

Strada Oria, Soldano

**280.000 €**

### Description

Soldano in the first hill, it is proposed for sale a pretty villa of about 100 square meters. arranged on two levels. The property is completely fenced and video surveillance, in the garden there are some fruit trees and two olive trees, this garden is equipped with automatic irrigation; the south-west exposure is very bright and sunny with an open view of the valley surrounded by Mediterranean greenery. The house consists of an entrance into the living area this opens towards the dining area with open kitchen made of masonry, here there is both an air irradiation fireplace and also the hydropellet thermostove, which allows considerable energy savings by heating both the rooms and the radiators, feeding in addition, an accumulation of water of 500 liters. the heat pump is an additional and useful accessory present in the house. Also on the ground floor, there is a windowed bathroom, and a spacious double bedroom, on the attic floor a single windowed room, to possibly create two bedrooms. To complete the property the laundry separate from the main house, several parking spaces and the possibility of creating a swimming pool and a basement of about 80 square meters. already in the project studio. R4458

### Main features

<b>Property type</b>	Unifamiliare Casa singola
<b>Building type</b>	Individuale
<b>Surface</b>	100
<b>Premises/Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Flat</b>	-5
<b>Lift</b>	No
<b>Parking space/Garage</b>	No

### Expenses

<b>Property price</b>	280.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	EOS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	C
<b>IPE index</b>	62kWh/mq
<b>Rateable value</b>	221 €

### Distance from

<b>Sea</b>	0 m
<b>City centre</b>	2 km
<b>Railway station</b>	0 m
<b>Shops</b>	2 km
<b>Highway toll booth</b>	10 km
<b>Bus stop</b>	0 m

