

## Unifamiliare Villa a San Biagio della Cima

**Cod. 568**

San Biagio della Cima

**450.000 €**

### Description

San Biagio villa with excellent finishes of about sqm. 200 on two floors. On the first floor: living room of 50 square meters. with fireplace in stone and walnut wood, fully furnished built-in kitchen, masonry bathroom with shower, laundry room and bedroom with walk-in closet. Upstairs attic with exposed roof, large twin bedroom complete with custom-made wardrobes, double bedroom with terrace, bathroom with Jacuzzi and marble cladding. Outdoor area equipped with summer kitchen with barbecue and oven as well as a protected pergola to enjoy pleasant moments of relaxation with friends in total privacy. Basement of about 40 square meters. used as a double garage with automatic closing. Garden of 1,200 square meters with computerized water system and lighting. R568

### Main features

<b>Property type</b>	Unifamiliare Villa
<b>Building type</b>	Individuale
<b>Surface</b>	191
<b>Premises/Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Lift</b>	No
<b>Parking space/Garage</b>	Doppio

### Expenses

<b>Property price</b>	450.000 €
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### Construction

<b>Property status</b>	Ottimo
<b>Exposure</b>	ENOS
<b>Heating</b>	autonomo ( 0 )
<b>Energy class</b>	G
<b>IPE index</b>	165kWh/mq
<b>Rateable value</b>	95 €

### Distance from

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

