

**Villa
Solarolo
€ 975.000
Ref. 33091077-2**



197 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9

Ref: LL-077-2

We offer for sale a prestigious detached villa built in 2016, featuring extremely high energy efficiency (Class A3) and excellent finishes. Strategically located just steps from the historic center and minutes from the main beaches, the property combines independence, modern comforts, and proximity to the coast.

Energy Efficiency and SystemsThe villa was designed with cutting-edge technologies for maximum energy savings:

Heating: Underfloor heating on all levels. **Renewable Energy:** Photovoltaic system and solar thermal panels for domestic hot water production. **Insulation:** Energy Class A3, guaranteeing excellent thermal and acoustic insulation. **Ground Floor:** Living Area and Sleeping Area. The entrance opens onto a spacious living room, characterized by large windows that integrate the interior with the generously sized porch. The outdoor area is enhanced by a planted garden surrounding the in-ground pool, ensuring maximum privacy.

Kitchen: Eat-in, separate, with direct access to the garden. **Sleeping Area:** Two double bedrooms with independent access to the garden area and a windowed bathroom with shower. **First Floor:** Master Suite: A Botticino marble spiral staircase leads to the master suite on the first floor, flooded with natural light all day long.

A generously sized double bedroom with a walk-in closet. A private bathroom and large floor-to-ceiling windows. **Basement:** Living Room. The basement features a large, eat-in basement, bathed in natural light. The space is configured as a separate two-room apartment, ideal for guests or staff.

Living area with open kitchen, double bedroom, and study. Dedicated bathroom and separate utility room. Garage and Appurtenances.

For car enthusiasts or hobbyists, the property includes a 64 sq m triple garage. The space can accommodate three vehicles and create a private fitness area or workshop in complete privacy.

Location: Excellent location: just steps from the historic heart, a short distance from the beaches, and convenient to all essential services. Ideal solution for a high-tech primary residence.

Technical Data Sheet:

Year of construction: 2016 Energy Class: A3 Technologies: Photovoltaic, solar thermal, underfloor heating. Garage: 64 m2 (triple). Pluses: In-ground pool, Botticino marble, close to the center and the sea. This advertisement is for informational and commercial purposes only: the data provided has no contractual value and is subject to change.

Property details

Address: via del Torchio, 43

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

Independent heating: Independent

Year built: 2016

Garden: Private

Kitchen: Regular Kitchen

Box: Triple







