

**Villa
Gardola
€ 550.000
Ref. 33091052-72**



190 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Ref: NC-052-72 - TIGNALE - EXCLUSIVE - In a quiet and panoramic area, detached villa with large private garden and garage, convenient to amenities. Partial lake view.

The house is located near the historic center of the hamlet of Gardola in the municipality of Tignale.

The house was built in the 1970s and has been renovated over time. The roof was redone about 20 years ago, the windows and doors were replaced, the electrical system and bathroom were completely redone, and the boiler was replaced a couple of years ago.

The main services such as the pharmacy, shops, stores, public transport stop, bank, post office, supermarket and transport facilities are located a few dozen meters from the house and can be easily reached on foot.

The area where the property is located is very convenient and quiet, away from the main road and traffic.

The house is ideal both as a main residence and as a second home but also for those who have an idea of investing in tourist rentals.

The large garden surrounding the property is ideal for those seeking relaxation away from the noise of city traffic.

The house is a completely independent detached house and is laid out as follows: on the ground floor is the entrance hall, which houses a living room with a separate eat-in kitchen, three double bedrooms, and a bathroom. An internal staircase leads to the attic, which is as large as the ground floor and has been designed for a second bathroom. In the basement, also connected to the internal staircase, is a 16 sq m cellar.

Leaving the house there is a lovely porch ideal for al fresco dining in the summer and a large garden of approximately 550m2 where it is possible to build a swimming pool and additional parking spaces within the property thanks to a second private access. The property includes a garage of approximately 30 square meters. The house enjoys a partial lake view and a pleasant view of the surrounding mountains.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: G

Property details

Address: Via Badiale

Zip Code: 25080

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: Good

Indipendent heating: Indipendent

Year built: 1980

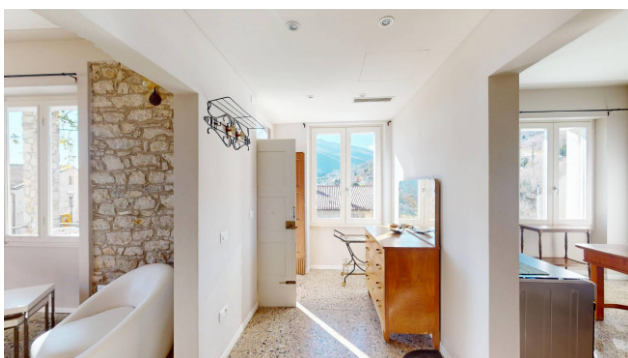
Current Status: Free for the notarial deed

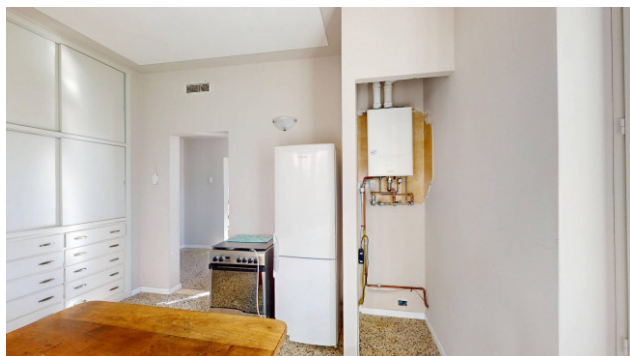
Terrace: Present

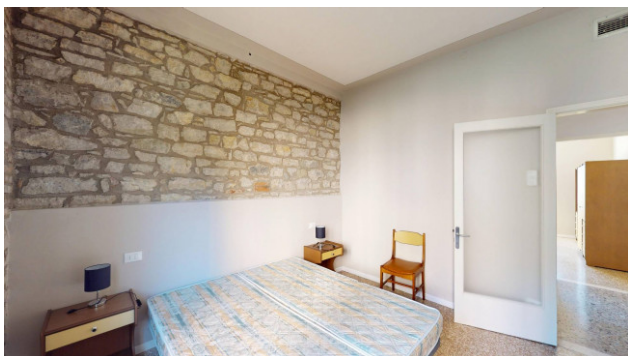
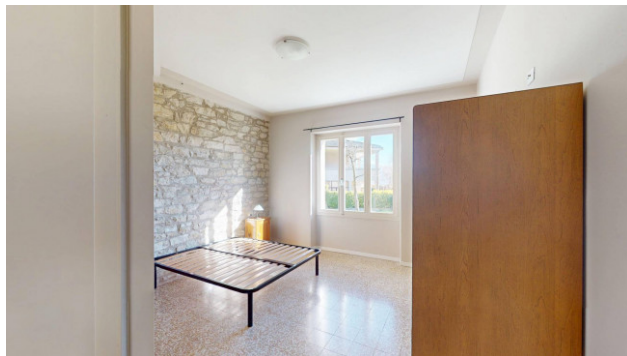
Garden: Private, 550 sq.m.

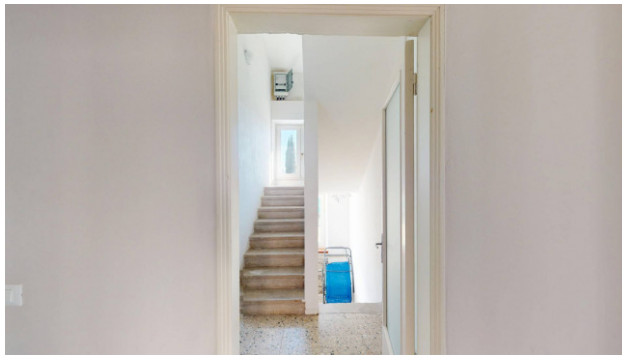
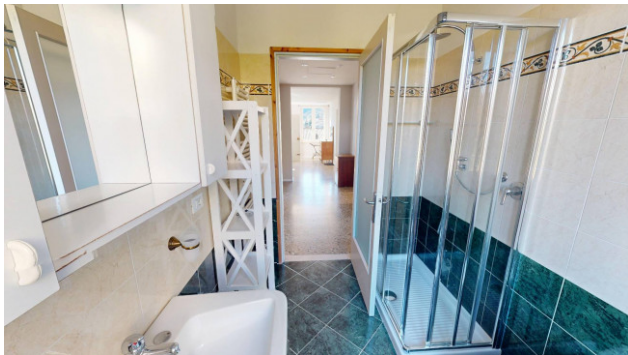
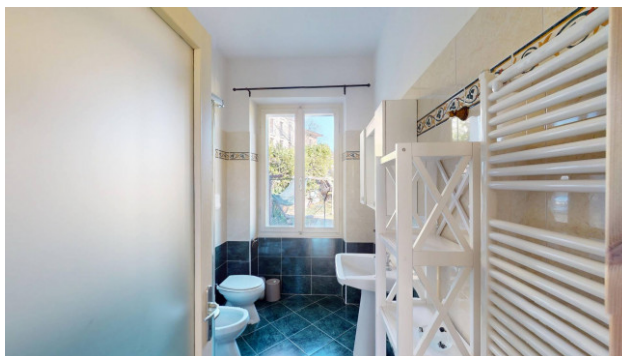
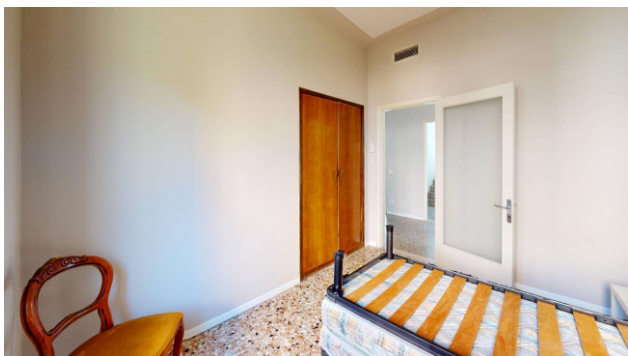
Kitchen: Regular Kitchen

Box: Single, 28 sq.m.











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