

Villa
€ 440.000
Ref. 33091081-005



180 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Ref: ABE-081-005

Newly built villa with garage and garden in a residential area of Villanuova sul Clisi.

In a quiet area, convenient to all amenities, a 180m2 villa on two floors is under construction.

The property comprises an entrance hall on the ground floor with a large living area of approximately 47 m2, a 12 m2 kitchenette, and a guest bathroom.

On the first floor we find the 16.5 m2 master bedroom with en-suite bathroom and walk-in closet, a 16 m2 double bedroom, a third bedroom of 12.5 m2 and a bathroom with window and shower.

Externally we can have a garden of approximately 190 m2 and an "American-style" garage of approximately 50 m2 (according to the project divided into a cellar of 5.9 m2 net and a garage of 35 m2 net).

The property, currently under construction (structure and roof already completed), will be finished with great attention to energy efficiency (class A4) and will feature underfloor heating with a heat pump, air conditioning, a 4.5 kW photovoltaic system, an insulated security door, double-glazed PVC windows, alarm system preparation, and much more.

Ideal first home, absolutely worth seeing.

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

Certification

Energy Class: A4

Property details

Address: Via dossello, 14

Zip Code: 25089

Bedrooms: 3

Bathrooms: 3

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

Indipendent heating: Indipendent

No Barriers: Yes

Year built: 2026

Garden: Private, 190 sq.m.

Sea Distance: 5.250 meter

Kitchen: Kitchenette

Box: Double, 50 sq.m.



