

## for sale in Montecatini-Terme

### € 350.000

### Ref. 1395



**285 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION

Beautiful villa with a large surface area of approximately 285 m2, located in one of the best residential areas of Montecatini Terme in a very quiet context located north of the spa city. The architectural style and internal distribution of spaces, with staggered floors, make it very particular, well livable and usable even by two nuclei of the same family. In fact the villa has three independent entrances, one from the first floor overlooking the municipal road and the others respectively from the garage and from the ground floor. The main entrance, from the street level, leads into an entrance which leads to a sleeping area consisting of two bedrooms and a bathroom. Going down a few steps we find the eat-in kitchen with access to the terrace that surrounds three sides of the house, a generously sized open space where the living room and the dining room and a small sitting room in front of the fireplace. Going down a beautiful wooden-clad staircase you reach a landing from which by climbing a few steps you enter the garage where a tavern with kitchen has been placed and in a closed room with a door laundry. While if we go down from the landing we find another area, with independent access from the outside, where there is a small living room, two bedrooms, study and bathroom. With access only from the outside there are two rooms with a height of approximately 1,90 meters comfortable as storage rooms.

The villa has a garden on four sides of approximately 200 m2 and is in good condition and immediately habitable.

## Certification

Energy Class: G

EPglNr: 266.35 kwh/□

## Features

Code: 1395

Reason: Sale

Address: Viale Adua

Zip Code: 51016

Municipality: Montecatini-Terne

Total Square Meters: 285 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 10

State of Preservation: Good

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Parking: Uncovered Parking

Current Status: Free to the deed

Balconies: Present

Terrace: Present

Garden: Private, 200 sq.m.

Kitchen: Regular Kitchen

Box: Double, 41 sq.m.

Terrace

Tv Antenna : Autonomous

Closet

ADSL Coverage

Cellar

Fireplace

Parquet

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









