

for sale in Pistoia

€ 395.000

Ref. 1440



167 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 6

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION. IT'S NOT A RENOVATION BUT A NEW CONSTRUCTION

Detached farmhouse, free on two sides, measuring approximately 167 sq m, located in a green and panoramic setting in the western Pistoia area, with a 25 sq m parking space and a private garden of approximately 150 sq m.

The townhouse is part of a new development comprising just three identical homes. The designer and builder have paid the utmost attention to energy efficiency, while maintaining the rustic Tuscan character through the use of high-quality materials. A photovoltaic system will be installed for each unit.

The farmhouse is on two levels and is surrounded by a large green space owned by the builder. Upon request and at a price to be agreed upon, an additional plot of land can be divided up to suit individual needs.

Currently, it's possible to purchase additional land and a separate two-story annex located nearby. This farmhouse comprises an entrance hall/living room, a kitchen with direct access to a large multipurpose room, anteroom, and a bathroom on the ground floor. The first floor features a double bedroom with ensuite bathroom, a bathroom, and a 12 sq m walk-in closet. The second floor/attic also includes a windowed room of approximately 16 sq m and a bathroom.

The location is absolutely prestigious due to the naturalistic context in which it is located and is very convenient given that it is just a few kilometers from the center of Pistoia.

Certification

Energy Class: A4

Features

Code: 1440	Reason: Sale
Address: Strada Provinciale 17	Zip Code: 51100
Municipality: Pistoia	Total Square Meters: 167 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 6	State of Preservation: Excellent
: 2	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Carport	Garden: Private, 150 sq.m.
Kitchen: Regular Kitchen	Closet
ADSL Coverage	Parquet
Wiring : By Law	Shower
Wooden Window Frames	Aluminum 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	



