

**for sale in Quarrata**  
**€ 630.000**  
**Ref. 1481**



**160 sq.m. | Bathrooms: 3 | Bedrooms: 3 | 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.

A newly constructed, A4 energy-efficient semi-detached house located in Quarrata, in the province of Pistoia, conveniently located for all essential services. It comprises two terraced houses, each free on three sides and featuring a garden. Both are on two levels above ground with a basement utility room. The ground floor comprises a kitchen/dining room, storage room, bathroom, and a large living room with the option of installing a fireplace.

on the first floor there is a double bedroom with bathroom, two small bedrooms and a bathroom;  
in the basement we find the technical room for the technical systems and the laundry room.

The villa, still available, has a garden of approximately 850 m2.

The finishes and systems will be of an excellent standard.

## **Certification**

**Energy Class: A4**

## Features

|                                   |                                |
|-----------------------------------|--------------------------------|
| Code: 1481                        | Reason: Sale                   |
| Address: Via Filippo Brunelleschi | Zip Code: 51039                |
| Municipality: Quarrata            | Total Square Meters: 160 sq.m. |
| Bedrooms: 3                       | Bathrooms: 3                   |
| Rooms: 6                          | : 2                            |
| Level: On two-levels              | Total Floor: 2                 |
| Heating: Heating                  | Parking: Uncovered Parking     |
| Age Construction: 2023            | Garden: Private, 850 sq.m.     |
| Kitchen: Regular Kitchen          | ADSL Coverage                  |
| Wiring : By Law                   | 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  |                  |

