

## for sale in Massa e Cozzile

### € 360.000

### Ref. 1692



**250 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7**

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.

We offer for sale this charming portion of a semi-detached house of approximately 250 square meters, free on three sides and surrounded by a garden of approximately 180 square meters with driveway access for parking. It is located in a very quiet residential area of the municipality of Massa e Cozzile, more precisely in the hamlet of Margine Coperta/Traversagna.

The villa is arranged on two levels above ground, on the ground floor it comprises an entrance hall, living room with fireplace, dining room, eat-in kitchen with access to a large porch, hallway with bathroom and laundry/storage room which also has access from the outside;

The first floor is reached via a beautiful staircase and consists of a large space that serves as a lounge/hallway leading to a double bedroom with private bathroom for exclusive use, a double bedroom with walk-in closet, a double bedroom, a study/bedroom and a bathroom with bathtub and shower.

The villa was built in 1995 with high-quality materials, including chestnut wood window frames and aluminum shutters. It is currently in excellent condition and is close to all essential services, including mains water, sewerage, and gas. There is an underground cistern with a capacity of approximately 3,000 liters for collecting rainwater for garden irrigation.

EXCELLENT QUALITY/PRICE VALUE.

## Certification

Energy Class: G

## Features

|                               |                                  |
|-------------------------------|----------------------------------|
| Code: 1692                    | Reason: Sale                     |
| Address: Via Biscolla         | Zip Code: 51010                  |
| Municipality: Massa e Cozzile | Total Square Meters: 250 sq.m.   |
| Bedrooms: 4                   | Bathrooms: 3                     |
| Rooms: 7                      | State of Preservation: Good      |
| : 2                           | Total Floor: 2                   |
| Heating: Heating              | Parking: Uncovered Parking       |
| Age Construction: 1995        | Current Status: Free to the deed |
| Garden: Private, 180 sq.m.    | Kitchen: Regular Kitchen         |
| Tv Antenna : Autonomous       | Porch                            |
| Closet                        | ADSL Coverage                    |
| Fireplace                     | Air-Conditioned                  |
| 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  |                  |







