

**for sale in Marliana
Femminamorta
€ 205.000
Ref. 1707**



112 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5

We offer the exclusive sale of a beautiful, single-story, four-sided villa of approximately 112 m2 with a lovely, fully fenced garden of approximately 950 m2, located in the Femminamorta district of Marliana.

The villa, which dates back to the 1980s, comprises a living room with fireplace, kitchenette, two double bedrooms, a single bedroom, a bathroom with a bathtub, and an attic accessible through a hatch in the single bedroom, where the LPG boiler has been installed.

The villa is in fair condition, ready to move into, connected to the municipal water supply and equipped with a heating system with an LPG-powered boiler and an underground tank in the garden.

The property enjoys excellent privacy and is easily reached via a private road that branches off from the provincial road.

Certification

Energy Class: G

Features

Code: 1707	Reason: Sale
Address: Via Poggio di Momigno	Zip Code: 51010
Municipality: Marliana	Zona: Femminamorta
Total Square Meters: 112 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 5
State of Preservation: Discreet	: 4
Level: Mezzanine	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1980	Current Status: Free to the deed
Terrace: Present	Garden: Private, 950 sq.m.
Kitchen: Kitchenette	Tv Antenna : Autonomous
Porch	ADSL Coverage
Fireplace	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	





