

for sale in Marliana

€ 265.000

Ref. 1060



266 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

Detached villa of about 266 square meters free on four sides and surrounded by a beautiful garden, completely fenced, of about 1,540 square meters maintained in lawn and planted with various tree species and with beautiful chestnut plants. The property is located in the locality of Goraiolo, in the municipality of Marliana, in one of the most beautiful hilly areas of this territory at about 800 meters above sea level. The villa is arranged on two levels above ground: on the first floor, reachable via an external staircase, we find the house consisting of a large hallway, living room with direct access to the terrace and balcony of about 26 square meters, kitchen, three bedrooms, bathroom;

On the ground floor with a height of about 2.20 m, also reachable by an internal staircase, there is a room used as a cellar, hallway, two rooms that could be used as a study or other according to the needs of the future buyer, garage of about 38 square meters, thermal room, utility room. The property was built by the family of the current owners in the seventies and was inhabited by them for many years as their main residence, still today it is in order and in good repair. The villa is heated with a diesel fueled heating system with heat distribution through the radiators. The position allows you to reach Pescia and Montecatini Terme in just 20 minutes, and Pistoia in 30 minutes.

Certification

Energy Class: G

EPgInr: 303.80 kwh/□

Features

Code: 1060	Reason: Sale
Address: via Mammianese	Zip Code: 51010
Municipality: Marliana	Total Square Meters: 266 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 8	State of Preservation: Good
: 5	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1970	Current Status: Free to the deed
Balconies: Present, 12 sq.m.	Terrace: Present, 14 sq.m.
Garden: Private, 1.540 sq.m.	Kitchen: Regular Kitchen
Box: Double, 38 sq.m.	Terrace : 14 □
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Parquet	Telephone System
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	





