



COLDWELL BANKER
ITALY

Coldwell Banker Home & Asset

Via Farini, 4 - 41121 Modena

P.IVA e C.F.: 03992810360

Tel.: 0595803546

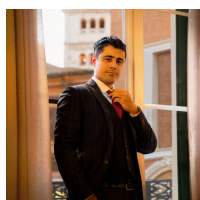
Villa for Sell in Medolla - Area: Villafranca

📍 Via Villafranca, Modena, MO

410.000€



Contact info



Coldwell Banker Home & Asset

Riccardo Bondi

Phone: 0595803546

Mobile: 3494099007

Email: riccardo.bondi@cbitaly.it

Description

Medolla – Villafranca

In a quiet hamlet in the Medolla countryside, Villa Anna from 2016 is ready to be purchased.

With a sober and elegant taste, it is surrounded by a garden of almost 8000m2 with an open view of the surrounding agricultural land.

Developed on two levels, it has an excellent layout of the internal spaces with a functional balance between the spaces dedicated to the day and those facing the night.

Entrance to living room with mezzanine and dining room of 50m2, eat-in kitchen, bathroom with window used as laundry, double garage, night hallway, bathroom with window and shower, bedroom 3/4 and double bedroom; with an important design staircase you reach the upper floor with mezzanine, bathroom with window and shower, attic bedroom 3/4 and attic.

Double driveway entrance, in a detached building a 70 m2 shed, equipped with water, electricity and lighting, is currently registered as a tool shed but can easily be converted into a tavern or garage depending on your needs.

The property was built according to the latest energy efficiency criteria and features external insulation, wooden window frames with triple low-emissivity glass, underfloor heating and cooling, heat pump ventilation system, solar panels and a 5 kW photovoltaic system.

Details



Property ID: CBI132-1802-141



Surface: 140.00 m²



Rooms: 5



Bathrooms: 3



Energy Class: A4 EP glnr: 24.63 kwh/m²



Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **140.00 m²**



Rooms: **5**



Bedrooms: **3**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Agricultural area**



Parking space: **Uncovered**



Garage: **Double**



Garden: **Private,**

Images



