



COLDWELL BANKER
ITALY

Coldwell Banker Home & Asset

Via Farini, 4 - 41121 Modena

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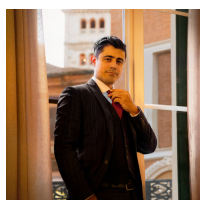
Villa for Sell in Castelnuevo Rangone

via Farini, Modena, MO

900.000€



Contact info



Coldwell Banker Home & Asset

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Description

Castelnuovo Rangone

If you're looking for complete independence and ample space to customize, COLDWELL BANKER Home & Asset in Castelnuovo Rangone offers a one-of-a-kind residence.

This detached villa, free on four sides, combines the elegance of a manor house with the functionality of large living quarters, all surrounded by a lush private garden with an in-ground pool.

Fruit trees and, for lovers of healthy cooking, a large space dedicated to the vegetable garden.

DISTRIBUTION OF SPACES

The villa, built in 1991 and excellently preserved, is spread over generous and rational volumes:

- * Ground Floor (The Heart of the Home): Entrance to a bright living room, eat-in kitchen overlooking the outdoor patio (ideal for outdoor living), master bedroom with walk-in closet, second bedroom, two bathrooms, and laundry room. A beautiful bathroom shared by the two bedrooms also features a bathtub for unique moments of relaxation;
- * Upper Floor (The Attic Suite): An open-plan living space with an additional bedroom, walk-in closet, a dedicated bathroom and a private terrace overlooking the greenery and the swimming pool;
- * Extra Space: A 93m2 garage and a 143m2 workshop with services, ideal for those who need a workshop adjacent to their home or for storing car/motorcycle collections.

TECHNICAL EQUIPMENT AND PLUS

- * Energy Efficiency: Recently installed solar panel system for significant savings on consumption.
- * High-Tech Security: Latest-generation alarm and video surveillance system, monitored in real time via smartphone.
- * Possibility of expanding the usable residential surface area.

Visiting Methods:

Visits are conducted exclusively after a preliminary telephone or in-office interview, to ensure maximum confidentiality and quality of service.

Details



Property ID: CBI132-1802-171



Surface: 600.00 m²



Rooms: 7



Garden: Privato, 2.000 sqm



Bathrooms: 4



Energy Class: G EP glnr: 351.01 kwh/m²



Bedrooms: 3

Property Features



Floor: Multi-story



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **600.00 m²**



Rooms: **7**



Bedrooms: **3**



Bathrooms: **4**



Kitchen: **Habitable**



Position: **Mixed Area**



Parking space: **Uncovered**



Garage: **Quadruple**



Garden: **Private, 2.000 sqm**



Terrace: **Present**

Images



