

Zola Predosa – Emilia-Romagna

## Detached detached villa of recent construction

Property ID: IT252941788



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**PURCHASE PRICE: 790.000 EUR • ROOMS: 5**

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## At a glance

Property ID	IT252941788	Purchase Price	790.000 EUR
Rooms	5	Commission	Subject to commission
Bedrooms	3	Total Space	ca. 315 m <sup>2</sup>
Bathrooms	3		
Type of parking	3 x Outdoor parking space, 2 x Garage		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
		Energy efficiency class	F

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## The property



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## A first impression

A few steps from Bologna, in a very convenient location to any road artery, albeit sheltered and quiet, a detached single-family villa of recent construction is available. This residence is distributed on two floors above ground and one basement. On the ground floor, surrounded by a nice porch, we find the living area, consisting of a large entrance hall that can be furnished, a large living room, a dining room connected to a large kitchen, a bathroom and a hallway. On the second floor is the sleeping area, where there are 3 above-average-sized bedrooms, a hallway and two bathrooms, one of which has a dressing room. The basement tavern is extremely usable, with heights of 2.70 m, equipped with a laundry room and two large cellars. The garage, also in the basement, is triple. The villa is surrounded by a private garden of about 400 sqm and is free immediately.

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## Details of amenities

- Tavern
- Garden of 400sqm
- Independent heating
- 2 parking spaces in garage + 3 in common parking space
- Electric gate



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## Contact partner

For further information, please contact your contact person:

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