



Villa for sale in Formigine

€ 835.000

Ref. CBI132-1802-73



497 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Formigine

Splendid villa with a classic and elegant style, located in a quiet and well-served residential area.

The property, free upon deed, is currently in good condition and is spread over three floors, with a total surface area of 497 square metres.

Built in 1979, the villa is well cared for and well maintained, with a solid and safe structure.

The ground floor is accessed via a covered porch and you arrive in the bright entrance, which leads to the various areas of the house. Here we find a living room of over 100 square meters and six meters high with fireplace, ideal for spending pleasant moments in company, a spacious eat-in kitchen and a first sleeping area consisting of three bedrooms, one of which with en suite bathroom, and a bathroom with window shower.

On the same floor, a further service bathroom, a laundry room and an always convenient pantry.

The upper floor, reachable via an internal terracotta staircase, overlooks the living room below thanks to a charming internal balcony, is characterized by a second sleeping area, consisting of two bedrooms and a bathroom with window and shower.



The villa is equipped with an independent heating system with radiators or radiant panels, handcrafted fir wood frames. The property comes complete with a single car garage, perfect for parking your car safely, and a warehouse and attic, which offer additional storage and shelter spaces.

The basement, 2.80 meters high, is in its raw state and already has the excavation for a large internal swimming pool as well as a space of approximately 200 meters in which it is possible to create a variety of structures and services capable of transforming this villa in a hospitality and/or healthcare facility.

The villa has areas where renovation work is necessary, giving the new owners the opportunity to customize it according to their tastes and needs. Furthermore, thanks to its privileged position and the presence of a private garden, the villa offers the possibility of spending pleasant moments outdoors, organizing lunches or dinners with friends and family.

Not just a home, but also an ideal space for living life in the open air. In summary, this villa for sale in Formigine represents an excellent opportunity for those who want a prestigious housing solution, in a quiet and well-served residential area, with large spaces and the possibility of customization.

Features

Property ID: CBI132-1802-73	Contract: Sale
Categoria: Villa	Address: Via Toscanini, 14
Zip Code: 41043	Municipality: Formigine
Total sqm: 497 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 10
Internal condition: To be renovated	Floor: Buildings
Total floors: 2	Independent heating: Heating
Date of construction: 1979	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen
Garage: for one car	















