



Two-family villa for sale in Arzachena

PAESE

€ 480.000

Ref. CBI040-778-10470



430 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

Arzachena town for sale a few kilometers from the splendid sea of the Costa Smeralda.

With a total of 430 m2, of which 409 m2 are walkable, this villa is ideal for a large family or for those who wish to have extra space for guests or to organize a hospitality business.

The house is spread over three floors and the space is distributed in the basement of approx. 153, ground floor sqm. 154, first floor sqm. 102 and exclusive garden. There are 10 rooms including 4 spacious bedrooms, three on the first floor, one of which is a suite with bathroom and Jacuzzi mini-pool. The large living area on the first is characterized by an underfloor heating system with solar integration, split cooling ensuring optimal comfort in every season.

The villa is equipped with PVC fixtures and windows which guarantee excellent thermal and acoustic stability.



Furthermore, an alarm system with volumetric sensors and GSM dialer plus video surveillance with two cameras to ensure the safety of the property.

The house is sold unfurnished, thus giving the new owner the opportunity to customize the interior spaces according to their tastes and desires.

The eat-in kitchen is spacious and bright, perfect for cooking lovers as well as a convenient pantry adjacent to it. The villa has balconies and terraces, ideal for outdoor lunches and dinners.

The surrounding private garden adds a touch of greenery.

As for parking spaces, the villa offers a triple garage, a cellar and a warehouse, thus providing ample space for parking and storage of items and equipment.

The property includes a thermal power plant for domestic hot water and hot water heating also integrated with solar. Everything is autonomous with an oil boiler and another pellet boiler, thus ensuring optimal energy efficiency.

Don't miss the opportunity to own a spacious and well-finished villa in one of the most beautiful areas of Sardinia.

Contact us to organize a visit and find out more about this wonderful property. The current state of the villa is free upon deed.

Certification

Energy Class: C

Features

Property ID: CBI040-778-10470	Contract: Sale
Categoria: Two-family villa	Address: Via Amsicora, 9
Zip Code: 7020	Municipality: Arzachena
Zona: PAESE	Total sqm: 430 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 10	Internal condition: Excellent
Independent heating: Heating	Date of construction: 2000
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 200 sq.m.
Sea distance: 5.000 meter	Kitchen: Regular Kitchen
Garage: for three cars	





