



## Villa for sale in Nembro

### Price on Application

### Ref. CBI081-749-164



**530 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 9**

Nembro - hilly area, we offer for sale a modern and elegant villa on four levels. The property was built on a slope, so all the floors are above ground or partially; on the ground floor we find a garage for 4/6 cars, the cellar, the laundry room as well as the plant room. On the first floor there is a very welcoming tavern including kitchen and fireplace, as well as the practical and comfortable wellness area equipped with Jacuzzi tub and Turkish bath; everything overlooks a large terrace. The second floor is dedicated to the living area and is divided into a living room with garden, dining area with panoramic balcony, service bathroom and kitchen with terrace. Finally on the top floor there are three bedrooms: the double bedroom with bathroom and wardrobe, and two single bedrooms plus the second bathroom. The state of the property is impeccable, with high quality finishes and cutting-edge technological systems including a 9 KW photovoltaic system and underfloor heating. The villa is 7 km from Bergamo city and 8 from Orio al Serio airport, the area is equipped with all the infrastructure and services necessary for the daily life of a family.

### Certification

**Energy Class:** Not available

### Features

Property ID: CBI081-749-164

Contract: Sale

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|--|-------------------------------|
| Categoria: Villa                                 | Address: Via Ponchielli       |
| Municipality: Nembro                             | Total sqm: 530 sq.m.          |
| Bedrooms: 3                                      | Bathrooms: 5                  |
| Rooms: 9   | Internal condition: Excellent |
| Independent heating: Heating                     | Date of construction: 2005    |
| Current Status: Available after the deed of sale | Balconies: Present            |
| Terrace: Present                                 | Garden: Private               |
| Kitchen: Regular Kitchen                         | Garage: for four cars         |

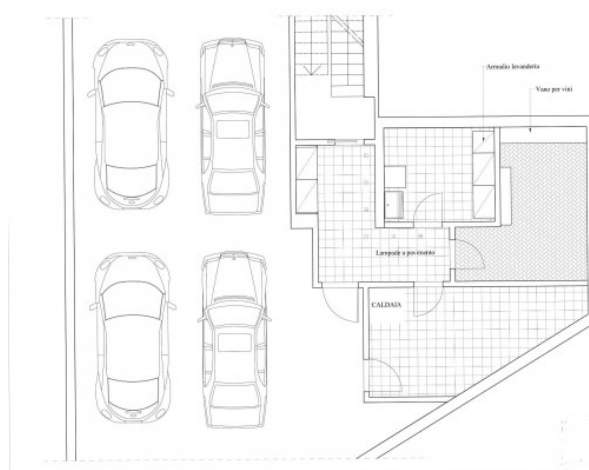












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