

Villa a Capannori Gragnano

€ 555.000 negotiable
Ref. 1301



340 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9

EASY CASA offers for sale a NEWLY BUILT MODERN VILLA

This is a villa with an adjoining swimming pool on two floors above ground, located in a hilly position with a wide view of the Valdinievole plain.

On the ground floor there is the sleeping area which includes a double bedroom with a large bathroom with tub and shower and wardrobe, a double bedroom with bathroom and a twin bedroom with bathroom and a large living area with bioethanol fireplace with the entrance and the exposed wooden staircase leading to the first floor forming a single volume with the living area on the first floor forming an open space with large glass openings that they overlook a wide panoramic view of the Valdinievole which also includes the kitchen, a dining area and access to a large terrace located at the garden level facing west and a corner terrace of approximately 11 m² located on the south and east sides.

On this floor there is also a toilet and a laundry room.

From the terrace mentioned above, an external staircase leads to the solarium on the ground floor superior which has a wide panoramic view up to the Pisan and Florentine hills and the

provision for the installation of a small hydromassage pool.

The garage is located on the ground floor and is connected to the living area on the first floor through an internal staircase.

The swimming pool of approximately 40 m², at garden level on the west side, is adjacent to the large terrace communicating with the living area. (see TABLE 2)

All on a hilly plot of approximately 1,200 m².

Commercial surfaces.

Ground floor = approximately 142.55 sq m + garage approximately 24.42 sq m

First floor = approximately 114.68 sq m

Terrace at the west garden level and communicating with the living area of the ground floor = approx. 57.81 sq m

Corner terrace communicating with the living area of the ground floor on the south and east sides = approximately 13.18 m²

Solarium = 42.62 sq m.

The building has an anti-seismic load-bearing structure in reinforced concrete, the perimeter walls are in

"poroton" with a total thickness of 44 cm, the roof has highly effective total insulation

high-performance with a thickness of 16 cm. Energy class A

The window frames are made of aluminum with high-thickness double glazing.

The large window on the south facade has triple-glazed windows.

The air conditioning system is divided into three independent zones and is air-conditioned with a heat pump.

10 kW external heat and integration boiler which also supplies domestic hot water.

The heating system is of the "underfloor" type and is divided into three independent zones.

The installation of a 5 kW photovoltaic system is planned with panels to be installed on the

coverage.

The electrical system is divided into two independent areas, the living area and the sleeping area.

Floors, coverings, and bathroom fixtures must be agreed upon at the time of purchase.

Certification

Energy Class: A1

Property Informations

Address: San Gennaro

Bedrooms: 3

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

Heating: Heating

Age Construction: 2025

Balconies: Present

Terrace: Present, 70 sq.m

Features

Tv Antenna: Autonomous

Air-Conditioned

Wiring: By Law

Shower

