

House Semi-Detached a Pievepelago Sant'Anna Pelago € 300.000 negotiable Ref. 1986



280 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

For sale portion of a semi-detached house called "LA VIOLETTA", free on three sides and located in a quiet area on the edge of the Sant'Annapelago hamlet in the Municipality of Pievepelago.

It is a small mountain village surrounded by greenery and surrounded by the highest peaks of the Tuscan-Emilian Apennines, a tourist center in both summer and winter given its proximity to the ski resorts of the Abetone and Cimone districts.

The property is arranged over two floors above ground and a basement, externally surrounded on three sides by a large well-kept and well-kept garden; the building to which it belongs also includes another unit not for sale. The commercial area of the property is approx. 280, the useful area of the house is square meters. 185 (basement, ground, first floor, mezzanine), surface area of the garage-cellars and external accessories (under the stairs) is approx. 65, the garden is of approx. 245.

The property can be accessed directly from the provincial road via a pedestrian gate or by car from a side street up to the building and garage.

The house comprises on the ground floor entrance hall, living room, sitting room, kitchen/dining room with small room serving the kitchen for pantry use, corridor, bathroom, bedroom with walk-in closet, large terrace. And exclusive garden.

On the first floor we have hallway, bathroom and two bedrooms, one of which has a small mezzanine and closet. The two floors, ground and first, are connected to each other by an internal staircase.

The basement, which is also connected to the rest of the house via internal stairs, consists of a corridor, living room with kitchenette, cellar, bathroom, laundry room, utility room and a bedroom. Also in the basement, with external access directly from the courtyard, and

with access from the basement corridor, we find the large garage for two cars.
There is currently a Bed & Breakfast business in the basement and part of the ground floor.
The housing unit is in excellent conditions of conservation and maintenance, does not require urgent work and is immediately habitable.
Suitable for families or those who love open spaces and contact with nature.
Plant equipment: wooden windows with double glazing, certified systems, totally independent heating with new wood-burning boiler and another wood-burning stove in the basement, solar panels and storage puffer, centralized suction system in the various rooms.
It is located in Emilia-Romagna, in the province of Modena, in the Municipality of Pievepelago, in the Sant'Annapelago district.
Distances: Sant'Annapelago and shops 1 km - Pievepelago 10 km - Modena 80 km (motorway) - 26 km Garfagnana (Castelnuovo di Garfagnana) - 18 km Abetone (ski slopes) - 22 km Cimone (ski slopes).
Useful area 185 sq m. - Commercial area 280 sq m.
Sale. Semi-detached portion. Modena. Pievepelago. Sant'Annapelago
Energy class: D - EP glnr: 121.82 kwh/m2 year.
For information contact us on 347/3225117.

Property Informations

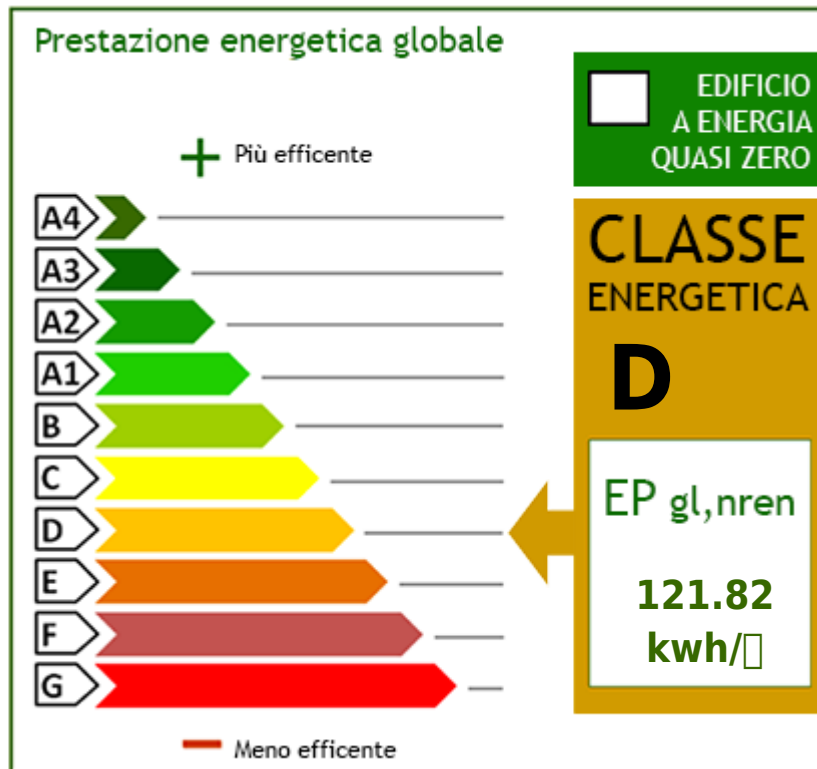
Zip Code: 41027	Bedrooms: 4
Bathrooms: 3	Rooms: 8
State of Preservation: Discreet	Level: Multi-Storey
Total Floor: 3	Parking: Uncovered Parking
Current Status: Free to the contract	Terrace: Present, 6 sq.m
Garden: Private, 245 sq.m	Kitchen: Regular Kitchen
Box: Double	

Features

Terrace: 6 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Fireplace	Telephone System
Wiring: By Law	Sanitary Suspended	Shower

Nearby

Football Fields	Tennis Courts	Bike Lanes	Playgrounds
Public Transport	Kindergarten	Elementary Schools	Cafe
Post Offices			





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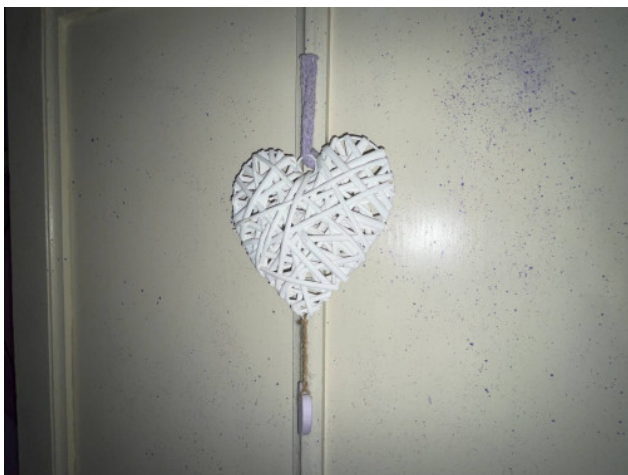
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