

## Rifv100152 - Villa singola in Vendita a Pisa - Pta Fiorentina di 105 mq



Luogo **Toscana, Pisa**  
<https://www.annunci.it/x-576275-z>



Viareggina Singola in vendita a Pisa: Nostra Esclusiva . In posizione centralissima a 200 metri da Piazza Guerrazzi e 500 metri dal centro storico della città disponibile Viareggina singola posta al piano rialzato disposta su un unico livello e composta da comodo ingresso da cui si accede alla zona giorno che è composta da ampio open space con angolo cottura e zona soggiorno oltre a comoda dispensa adiacente alla zona cottura. Ritornando nel corridoio di ingresso è possibile invece accedere alla zona notte che si sviluppa con una camera matrimoniale con bagno esclusivo dotato di ampia portafinestra, camera singola e bagno-wc con doccia e finestra. Completa la proprietà un piacevolissimo giardino di circa 150 mq posto su tre lati del fabbricato con accesso pedonale e accesso carrabile oltre a piccolo garage posto in adiacenza al fabbricato. L'immobile è stato oggetto di una completa ristrutturazione con realizzazione di tetto nuovo coibentato (rifacimento e coibentazione della copertura) sul quale è stato posizionato un impianto fotovoltaico da 3 kw con batterie di accumulo esclusivo dell'immobile, posa di termo-cappotto isolante con coibentazione dell'involucro su tutte le 4 facciate del fabbricato, coibentazione e rifacimento del pavimento contro-terra con posizionamento di pavimento radiante e caldaia ibrida, installazione di nuovi infissi a taglio termico in PVC e porta blindata.

L'immobile è posto in vendita ad un prezzo di € 310.000 mila nello stato in cui si trova o a € 345.000 mila chiavi in mano .

CLASSE ENERGETICA A4

Per info e visite Andrea 339 99.

Single Viareggina for sale in Pisa: Our Exclusive. In a very central position 200 meters from Piazza Guerrazzi and 500 meters from the historic center of the city, a single Viareggina is available on the

mezzanine floor arranged on a single level and composed of a comfortable entrance which leads to the entrance hall which is composed of a large entrance with dressing and living areas as well as a separate pantry leading to the cooking area, returning to the entrance hall it is possible to access the sleeping area which consists of a double bedroom with an en-suite bathroom equipped with a walk-in shower, a single bedroom and a bathroom with a shower and a view. The property includes a very pleasant garden of approximately 150 m<sup>2</sup> located on three sides of the building with pedestrian access and vehicular access as well as a small garage located adjacent to the building. The property has undergone a complete renovation with the construction of a new insulated roof (renovation and insulation of the roof) on which a 3kW photovoltaic system with storage batteries exclusive to the property has been positioned, installation of an insulating thermo-coat with insulation of the casing on all 4 sides of the building, insulation and renovation of the ground floor with positioning of the radiant floor and hybrid boiler, installation of new PVC thermal-break windows and armored door.

Rifv100152 - Villa singola in Vendita a Pisa - Pia Fiorentinaa di 105 mq  
<https://www.annunci.it/x-576275-2>





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<https://www.annunci.it/x-576275-2>

mezzanine floor, includes a very large single industrial unit, a property has been and insulation, property has been painted on 4 sides, 105 m<sup>2</sup> and hybrid mod. [www.vitaflorentina.it/x-576275-1](http://www.vitaflorentina.it/x-576275-1)

level and complete  
air flow. Once  
cooling is achieved  
sister units are  
dropped in depth  
approximately 15  
centimeters as well as a  
renovation with  
a 3kW photovoltaic  
generation of an insul-  
ated renovation of the  
PVC thermal  
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ored door.  
<https://www.zanichello.it/ix-576275-1210103122> Villa singola in  
Villetta Pisa - Pia Fiorentina  
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Rif100152 - Villa singola in Vendita a Pisa - Pia Fiorentina. Renovated villa with a large garden, located in a quiet residential area. The property consists of a main building with 3 bedrooms, a bathroom, a large living room with a fireplace, a kitchen, a dining room, a conservatory, a garage, and a separate guest house with 2 bedrooms, a bathroom, a living room, a kitchen, and a bathroom. The property is located in a quiet residential area, close to the city center and the sea. The property is in excellent condition and is suitable for a family or for a business. The property is located in a quiet residential area, close to the city center and the sea. The property is in excellent condition and is suitable for a family or for a business.

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The property is offered for sale at a price of €310,000 thousand in its present condition or €345,000 thousand turnkey.

ENERGY CLASS A4

For info and visits Andrea 339 99 . Chiudi

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