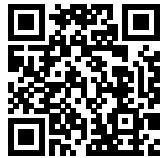


Rifv100152 - Villa singola in Vendita a Pisa - Pta Fiorentina di 105 mq



Luogo **Toscana, Pisa**
<https://www.annuncici.it/x-576317-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 connected to a large staircase with a landing and living area as well as a comfortable 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 large walk-in shower and a separate toilet. The double bedroom includes a large French window leading to a bedroom with a bathroom equipped with a shower and a separate toilet. The property includes a very pleasant garden of approximately 150 m² 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 35 kW 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.



Rif 100152 - Villa singola in Vendita a Pisa - Pia Fiorentina
di 105 mq
<https://www.annunci.it/x-576317-2>



Rif 100152 - Villa singola in Vendita a Pisa - Pta Fiorentiniana
di 105 mq
<https://www.annunci.it/x-576317-2>

le level, and consists of a large room (36 m²) for cooking and a smaller room (16 m²) for dining. The total area of the house is approximately 135 m². The house has a Z-shaped layout with a central entrance hall. The main entrance leads into a large living room (36 m²) with a fireplace and a dining area. The kitchen (16 m²) is located to the left of the entrance hall. The bedrooms (two double bedrooms and one single room) are located on the right side of the house. The bathroom (6 m²) is located on the left side of the house. The house is built with a mix of traditional and modern materials, including wood, stone, and brick. The roof is made of tiles and has a traditional tiled roof. The house is located in a quiet residential area with a small garden in front. The house is in good condition and is suitable for a family of four.

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Villa singola in
Rif. 105 - Pia Fiorentina
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RifV100152 - Villa singola in Vendita a Pisa - Pta Fiorentina di 105 mq

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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