



Prestige Immobili

AGENCY — BOLOGNA

MINERBIO — EMILIA-ROMANA

## Villa for sale in Minerbio

€ 495.000

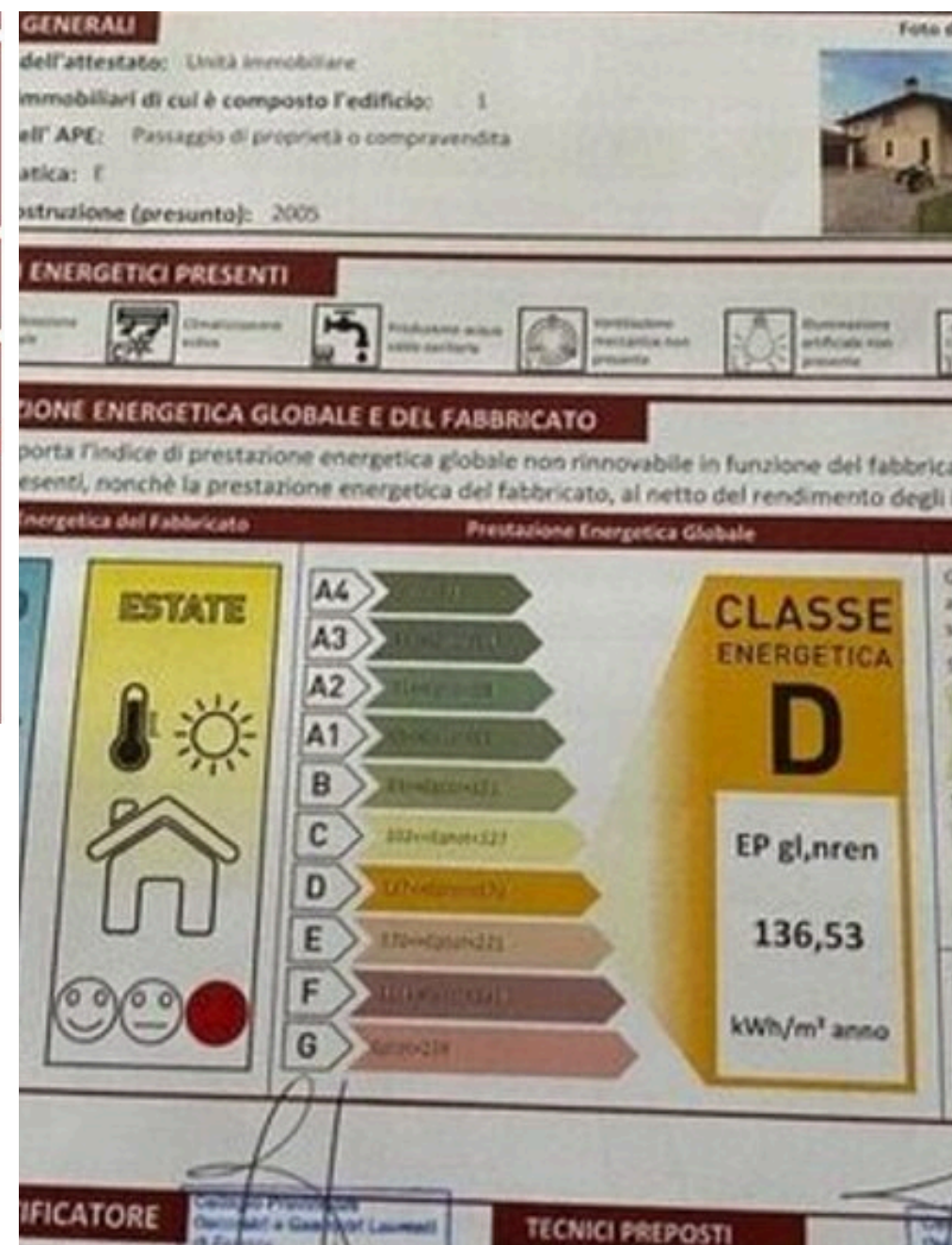
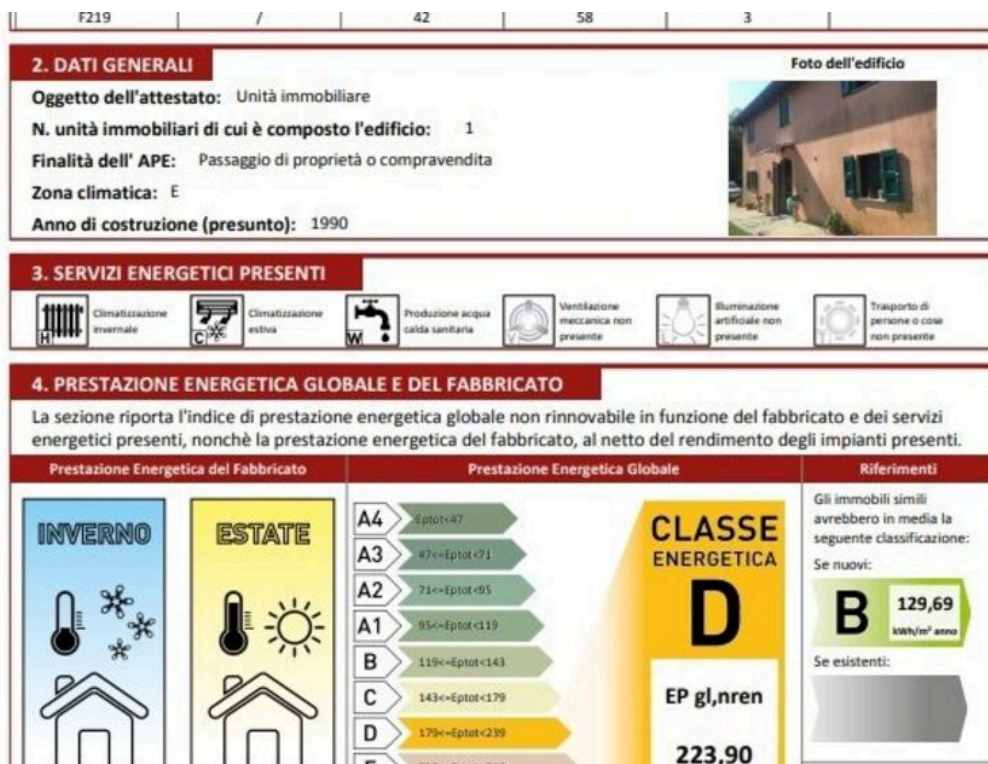
PRICE

167 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Villa for sale in Minerbio


VILLA WITH SWIMMING POOL IN MINERBIO Prestige Real Estate proposes units in raffinate semi-detached villa, surrounded by a charming private garden, enriched by a beautiful in-ground pool with relaxation area and solarium. The house is spread over two levels above ground and currently consists of: Ground Floor - large living room with open kitchen and bathroom (with the possibility of making separate kitchen and first bedroom), practical under stairs used as laundry area. First Floor - four bedrooms and second bathroom, with the possibility of making a third bathroom, all overlooking the green garden. The entire property has undergone a complete renovation in 2006, which also involved the foundations

and roof. The systems, autonomous and certified, include methane heating and air conditioning. Energy class "D" - No condominium expenses. The magnificent park, of about 5,000 square meters and easy to maintain, also houses useful accessory buildings such as cellars, warehouses and garages, ideal for various uses. The property is completed by a vegetable garden, a large parking area perfect to accommodate guests or private events (also in a commercial perspective) and a barn of about 140 sqm on two levels, to be renovated. Perfect solution for those who want to live in the quiet of the first Bolognese countryside, a short distance from Minerbio, Lovoletto and only 12 minutes from Bologna.

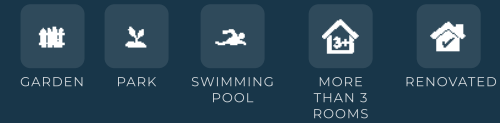
 **167 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 495.000**  
PRICE

## FEATURES



Prestige Immobili

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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