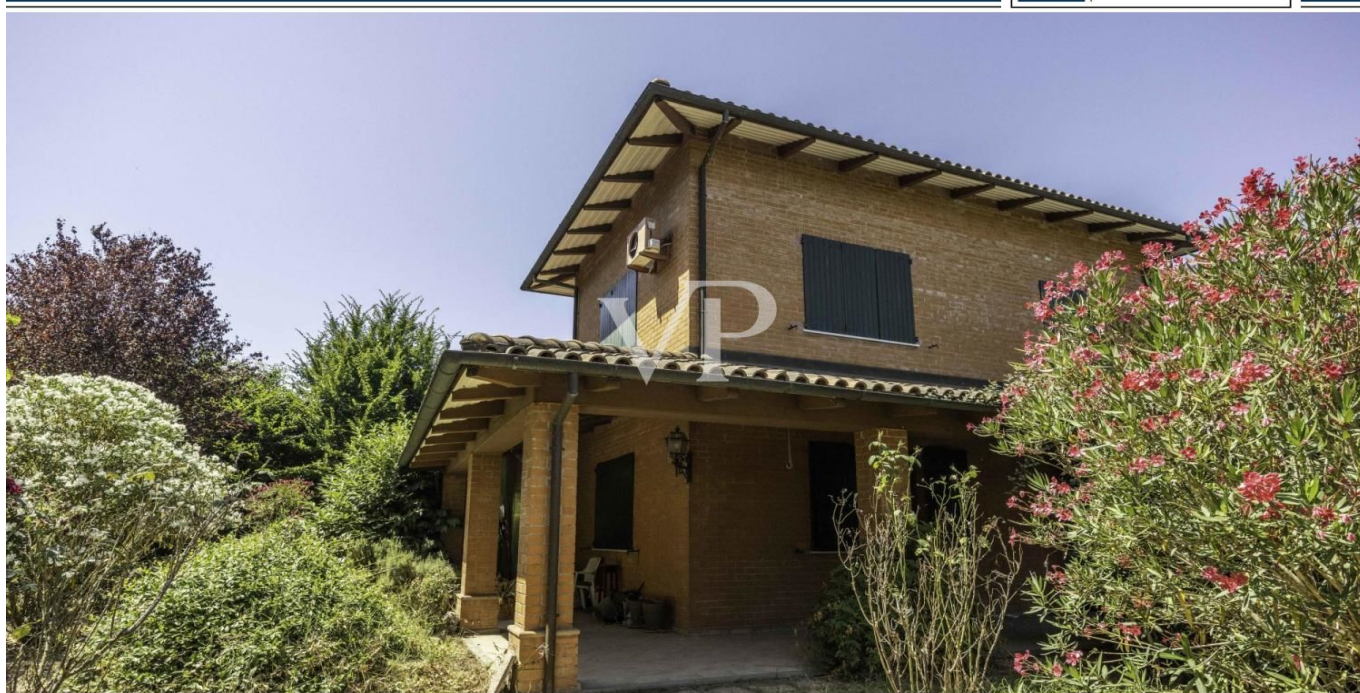


Zola Predosa - Emilia-Romagna

## Detached detached villa of recent construction

Property ID: IT252941788



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 0 EUR • ROOMS: 5**

**Property ID: IT252941788 - 40069 Zola Predosa - Emilia-Romagna**

- **At a glance**
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**Property ID: IT252941788 - 40069 Zola Predosa - Emilia-Romagna**

## At a glance

<b>Property ID</b>	<b>IT252941788</b>	<b>Purchase Price</b>	<b>On request</b>
<b>Rooms</b>	<b>5</b>	<b>House</b>	<b>Single-family house / Detached house</b>
<b>Bedrooms</b>	<b>3</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Bathrooms</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 315 m<sup>2</sup></b>
<b>Type of parking</b>	<b>3 x Outdoor parking space, 2 x Garage</b>		

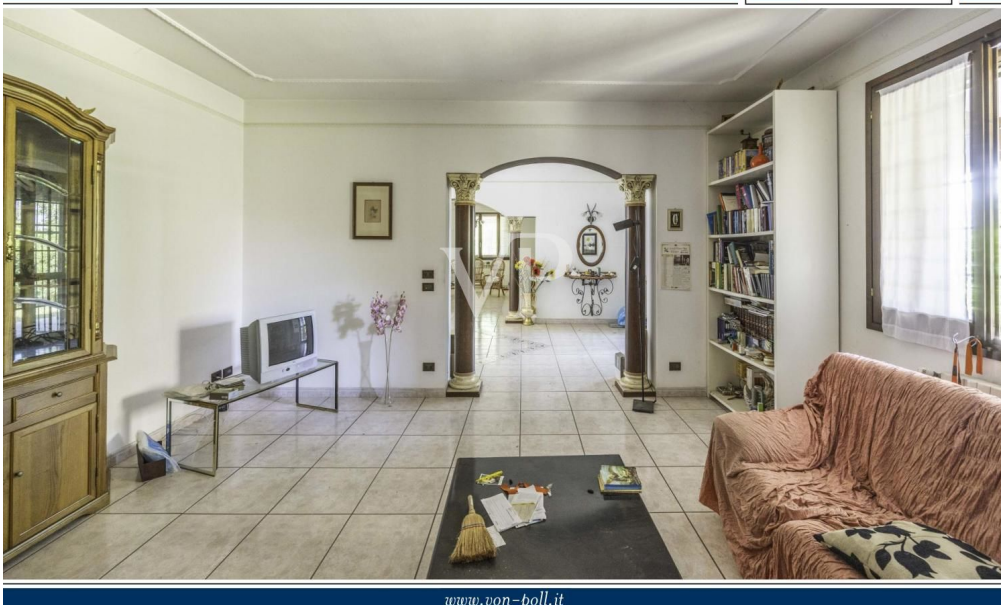
Property ID: IT252941788 - 40069 Zola Predosa - Emilia-Romagna

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
		Energy efficiency class	F

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## The property



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## The property



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## **A first impression**

A few steps from Bologna, in a very convenient location to any road artery, albeit sheltered and quiet, a detached single-family villa of recent construction is available. This residence is distributed on two floors above ground and one basement.

On the ground floor, surrounded by a nice porch, we find the living area, consisting of a large entrance hall that can be furnished, a large living room, a dining room connected to a large kitchen, a bathroom and a hallway. On the second floor is the sleeping area, where there are 3 above-average-sized bedrooms, a hallway and two bathrooms, one of which has a dressing room. The basement tavern is extremely usable, with heights of 2.70 m, equipped with a laundry room and two large cellars. The garage, also in the basement, is triple. The villa is surrounded by a private garden of about 400 sqm and is free immediately.

**Property ID: IT252941788 - 40069 Zola Predosa - Emilia-Romagna**

## **Details of amenities**

- Tavern
- Garden of 400sqm
- Independent heating
- 2 parking spaces in garage + 3 in common parking space
- Electric gate

**Property ID: IT252941788 - 40069 Zola Predosa - Emilia-Romagna**

## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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