

RIGHETTI IMMOBILIARE di Rag. Gabriella Baratta

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Property title	Gravellona C10
Category	Luxury properties
Agent	Righetti Immobiliare
Property type	For sale
Is Feature	No
Price	↗ 500.000,00

Property information:

Number rooms	7
Number bathrooms	3
Number bedrooms	5
Parking	garage e posti auto
Square Mt.	250
Number of Floors	3

Other information

Address	via Pedolazzi 142 , 28883, Gravellona Toce Verbania-Cusio-Ossola, Italy
Region	Piemonte
Description	INDEPENDENT VILLA WITH GARDEN CLASSE ENERGETICA E- EPgl,nren (kWh/m2 anno):174,66 Indice della prestazione energetica rinnovabile Epgl,nren (kWh/m2 anno) : 0,87 GRAVELLONA TOCE, in a beautiful location, quiet and very sunny, INDEPENDENT VILLA WITH GARDEN. The villa is on three floors: -on the first floor there is an access porch, a large living room with fireplace, a nice kitchen, a hallway with a convenient storage room, a guest bathroom and a study/bedroom. A few steps lead to the sleeping area with three bedrooms, a bathroom and a laundry room. Access staircase to the first floor also accessible from an external staircase; -on the first floor there are two large open-spaces, a bathroom and a surrounding terrace; -basement also reachable from the ground floor with garage and cellars. On the side of the villa with external access, boiler room and carport for car and /or tools. Portico equipped with barbecue. Around the villa, partly paved and well planted land. The property is in very good conditions Possibility of creating an independent apartment on the first floor and possibility enlargement of 20%. Possibility to purchase additional neighboring land

