

**RIGHETTI IMMOBILIARE di Rag. Gabriella Baratta**

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Property title	<b>SAN BERNARDINO VERBANO R2</b>
Category	Villas, independent, semi-independent
Agent	Righetti Immobiliare
Property type	For sale
Is Feature	Yes
Price	↔ <b>445,00</b>
POA	Yes

**Property information:**

Number rooms	6
Number bathrooms	2
Number bedrooms	3
Parking	garage doppio
Square Mt.	180

**Other information**

Address	località Bieno , 28804, San Bernardino Verbano Verbania-Cusio-Ossola, Italy
Region	Piemonte
<b>Description</b>	VILLA on two levels with large covered porches and private garden Classe energetica D - Indice di prestazione energetica reale 154,2269 kWh/m2 Bieno, a few Km. from Verbania, from the railway station of Fondotoce and from the motorway exit, in a beautiful sunny position with convenient driveway and pedestrian access: Villa as follows: - ground floor where we find a large living room with induction fireplace with French windows that opens on to the beautiful covered porch, a kitchen with two openings that overlook both the arcades on the both sides of the house, hallway, two double bedrooms, bathroom with shower, communication staircase with the first floor attic and with the basement, large covered porches with electrified awnings and garden surrounding the house with irrigation system and surrounded by a lush hedge that guarantees perfect privacy; - first floor with sloping ceilings where we find a large open-space room with access to a double bedroom with balcony , a bathroom with jacuzzi and various closets; - basement with double garage and large laundry / rumpus room. The property dates back to 2007 in an excellent state of maintenance with particular attention to the finishes, with wooden windows with double glazing and equipped with the latest generation alarm system. Ideal for those who love tranquillity without giving up the convenience of reaching services in a few minutes by car.



































