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Semi-detached house - cod.D1025 - Capoliveri Centro price 420.000,00 euro

In a newly built semi-detached villa, surrounded by a fenced and landscaped garden, a short distance from the picturesque village of Capoliveri, this detached two-level portion features private outdoor areas and terraces. The property is divided into two levels: the ground floor comprises a large living area, a bathroom with a hallway, and a staircase leading to the lower level, which contains two bedrooms, a small hallway, and another bathroom. The ground floor also features a utility room/storage room accessible exclusively from the outside. The entire unit is well-ventilated and illuminated by large windows and windows that directly overlook the outside. The ground-floor bathroom is ventilated and naturally lit; the one on the lower floor is equipped with a mechanical ventilation system. The properties are constructed with suitable measures to ensure insulation and protection from rising damp (raised and ventilated ground-level floors; perimeter cavities). The ground floor features two loggias, one for the entrance (patio) and one for the living area. Both can be covered with a lightweight wooden pergola. The minimum heights (or average heights, for rooms with pitched roofs) of the interior spaces, both on the ground floor and the lower level, comply with the legal minimums for habitable rooms (h = 2.70 m) and for accessory rooms (h = 2.40 m). The property complies with current regulations regarding acoustic and thermal insulation, and is compliant with energy efficiency requirements. The building envelope's insulation and system features ensure compliance with the relevant regulations and achieve the minimum energy classification for buildings in class A1 (APE). Its exclusive location and all the amenities it offers make it ideal for those who love tranquility and want to fully experience the village.

characteristics

Code	D1025
Floor	G/-1
Surface (sqm)	90
Garden	Yes
Terrace/Balcony	Yes
N. bedrooms	2
N. bathrooms	2
Heating	Yes
Parking space/Box	Yes
Energetic class	A1
[EN] Spese Condominiali	None
Aria condizionata	Yes



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