

## in sale a Sorbolo Mezzani

### € 465.000

### Ref. C 559



**130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

**WE OFFER AN ELEGANT PORTION OF A SEMI-DETACHED VILLA spread over a single floor, internally comprising:**

Ground floor:

A large porch leads to the entrance, which opens onto the spacious living area with an alcove kitchen, served by a hallway and bathroom.

Sleeping area:

An elegant corridor leads to the sleeping area, consisting of a double bedroom, two single bedrooms and a large bathroom.

The property includes a magnificent 304 m2 furnished garden and a convenient garage with laundry space.

#### **PARMA NORTH, SORBOLO.**

**In an elegant and quiet residential area, we offer a refined portion of a recently built (2019) semi-detached villa, built in Class A4 and designed to guarantee maximum living comfort, energy efficiency and aesthetic quality.**

The property stands out for its carefully chosen materials and finishes, where style and functionality blend harmoniously: uniform 60x120 porcelain stoneware flooring, wooden windows with triple glazing, external aluminum shutters, and charming ceilings with exposed bleached wood beams, which lend elegance and brightness to the rooms.

Equipped with the most modern system technologies, the property offers underfloor heating and cooling, an automatic controlled mechanical ventilation (CMV) system for air exchange, a 3.5 kW photovoltaic system, and an alarm system.

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**Outside, the private, fully planted garden is served by an irrigation well, ideal for enjoying pleasant moments outdoors in complete privacy.**

The sale price includes much of the existing furniture, custom-designed and perfectly integrated with the style of the home.

No condominium fees.

## Certification

**Energy Class:** A4

## Property details

**Address:** Via Ugo Bianchi

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**Heating:** Heating

**Age Construction:** 2019

**Garden:** Private

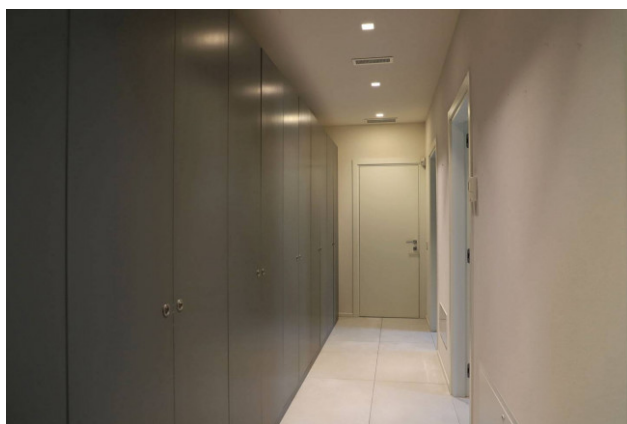
**Kitchen:** Kitchenette

**Box:** Double



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