

Villa Modica

Haus / Kauf

Allgemeine Informationen

Allgemein

Objekt-Nr:	Villa Modica
Adresse:	IT-97015 Modica Italien
Region:	Sizilien

Preise

Kaufpreis:	550.000,00 EUR
Courtage / Provision:	4,76% aus dem Kaufpreis inkl. 19% MwSt.

Flächen

Wohnfläche:	ca. 550 m ²
Zimmerzahl:	10
Grundstücksfläche:	ca. 2.000 m ²

Energieausweis

Energieausweis vorhanden:	ja
Energieeffizienzklasse:	A+
Art des Energieausweises:	nach Bedarf
Endenergiebedarf insgesamt:	ca. 39,12 kWh/(m ² a)

Beschreibung der Ausstattung

Villa Modica - 054 -17

- * ca. 550 m² Wohnfläche mit 10 Zimmern
- * ca. 2000 m² Grundstück
- * Baujahr 1870
- * hochwertige Ausstattung mit z.B. Kinosaal
- * 5 Schlafzimmer
- * 5 Bäder

- * Klimaanlage
- * Dachterrassen
- * Schwimmbad
- * Garagen
- * Energieklasse A2 mit 39,17 kWh/m²xa, Thermoheizung
- * Alarmgesichert
- * 3 km zur Stadt und ca. 26 km an die Küste

VHB 550000 EUR zuzü'gl. 4,76% Käuferprovision inkl. 19% MwSt.

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Weitere Informationen

Villa Modica

about 550 m² living spaces, 10 rooms in total 5 bedrooms and 5 bathrooms

high quality equipped

The central body is made up of two different levels of different pertinences.

There is a large courtyard at the entrance, characterized by a well-kept garden of about 2.000 sqm with lawn and ornate by many prestigious centuries-old shrubs, a high-quality pool with a comfortable bar area.

On the ground floor of the main body there are: an entrance hall, a comfortable kitchen, a large representative area of about 70 sqm characterized by the roof with partially stuffed vault, a cinema hall of 40 sqm with high quality video and audio systems.

A comfortable and bright hallway disengages the living area from the sleeping area where there are two bathrooms, a large living room, two bedrooms one with a walk-in closet.

On the first floor there are two further bedrooms, walk-in closet and the bathroom. From this floor we access two terraces with a beautiful view of the Modica countryside.

From the inner courtyard, there is two dependences: one with a bedroom and a bathroom and another one with a rustic kitchen with a wood-burning oven, a laundry room and a spacious gym.

The villa has three independent entrances, one pedestrian two carriages with automated gates and a car park of about 400 sqm plus two garages.

The property is totally thermo-heated system and a technological remote home automation system.

EUR 550000 + 4,76% comission incl. 19% VAT

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Galerie

















