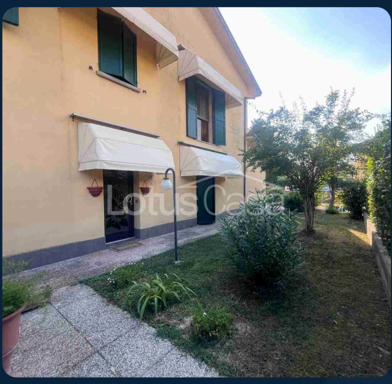
LotusCasa



€ 259.000

Elegante porzione di bifamiliare in vendita con ampio giardino e finiture di pregio

Finale Emilia

RIF: V0035 - 2026

Villa bifamiliare | 8 | 2 | 195 m²

FINALE EMILIA (MO) - In posizione strategica, tranquilla e comoda al centro e a tutti i principali servizi del paese, proponiamo in vendita una splendida casa bifamiliare disposta su due livelli, libera su tre lati, sintesi perfetta tra ampi spazi, indipendenza e comfort moderno. Al piano terra: accogliente ingresso, luminoso e ampio soggiorno/pranzo con porta finestra ad accesso diretto al giardino, cucina abitabile anch'essa collegata allo scoperto privato, una spaziosa camera matrimoniale, un bagno finestrato, un pratico locale lavanderia e un garage di circa 22 mq con portone sezionale automatico. Al primo piano: uno straordinario ambiente di circa 30 mq adibito a sala cinema, studio e relax, servito da una scala a chiocciola che conduce a un ampio sottotetto al grezzo dalle ottime potenzialità, due ampie camere matrimoniali (una con cabina armadio), un grande bagno padronale con vasca, un comodo disimpegno e un ripostiglio. All'esterno, un giardino ben curato con camminamento pedonale pavimentato e piazzale di manovra davanti al garage. Finiture di alto livello, pronta per essere abitata. Tra le dotazioni: impianto di climatizzazione, serramenti interni in legno con doppio vetro, infissi esterni in PVC e impianto di antifurto volumetrico e perimetrale. Soluzione ideale per famiglie che cercano indipendenza, ampi spazi modulabili ed eccellente qualità della vita a pochi passi dal centro.

Contatta il Nostro Agente

Linda Melara
Agente immobiliare
✉ linda@lotuscasa.it | ☎ 331 780 2097

Caratteristiche

Tipologia	Villa bifamiliare
Contratto	Vendita
Ascensore	No
Superficie	195 m²
Locali	8
Camere da letto	3 (matrimoniali)
Bagni	2
Arredato	Disponibile su richiesta
Riscaldamento	Autonomo, a radiatori, gas
Climatizzazione	Pompa di calore (freddo/caldo)
Stato	Ottimo
Classe energetica	In corso
Box	Box singolo compreso nel prezzo
Posto auto scoperto	Sì
Cucina	Cucina abitabile
Cantina	Sì
Piani edificio	2
Unità abitative	1
Distribuzione	Divisa con pareti
Situazione	Libero
Uso	Residenziale
Accessibilità	Accessibile per persone con mobilità ridotta

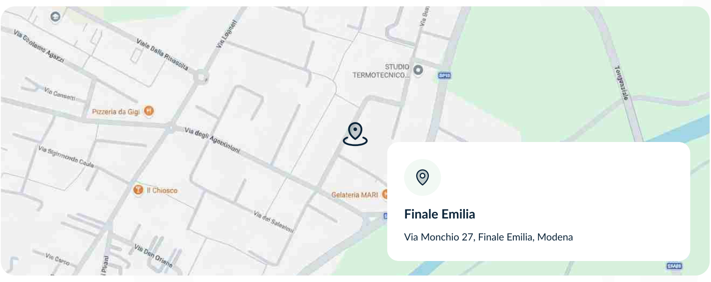
Servizi

- ✓ Aria condizionata
- ✓ Porta blindata
- ✓ Finestre con doppi vetri
- ✓ Lavanderia
- ✓ Ripostiglio / cantina
- ✓ Sistema di sicurezza
- ✓ Corte esclusiva privata
- ✓ Garage di proprietà
- ✓ Posto auto aggiuntivo
- ✓ Esposizione esterna
- ✓ Giardino privato
- ✓ Infissi esterni in doppio vetro / legno
- ✓ Infissi PVC a taglio termico
- ✓ Bagno finestrato
- ✓ Mansarda
- ✓ Impianto tv singolo
- ✓ Disimpegno / corridoio
- ✓ Area esterna esclusiva
- ✓ Zanzariere
- ✓ Acqua calda

Dettagli superficie

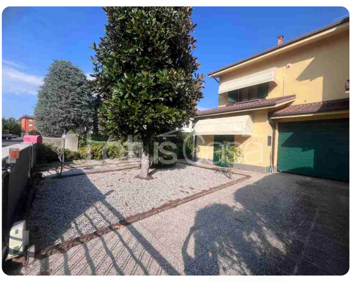
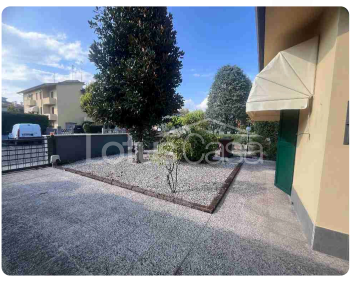
Piano: **Piano terra**
Superficie: **195 m²**
Tipo di superficie: **Principale + accessorio**
Coefficiente: **100%**
Superficie commerciale: **195 m²**

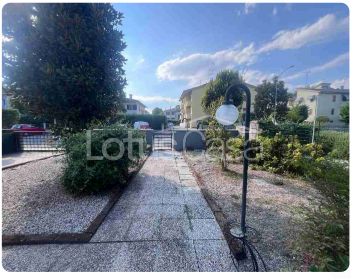
Posizione

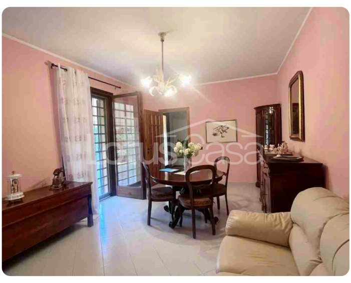
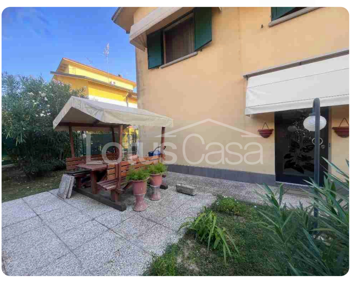
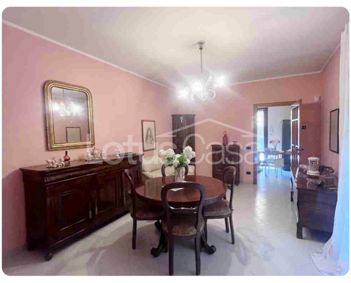
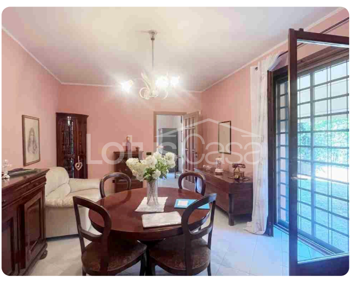
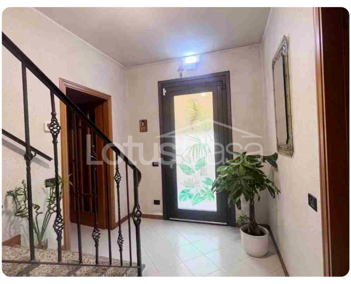
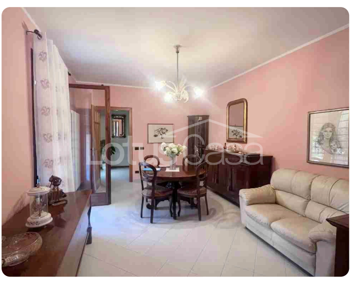
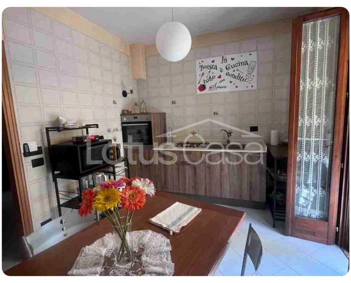


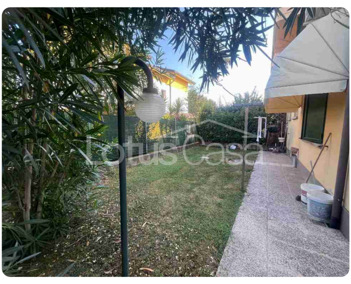
Finale Emilia
Via Monchio 27, Finale Emilia, Modena

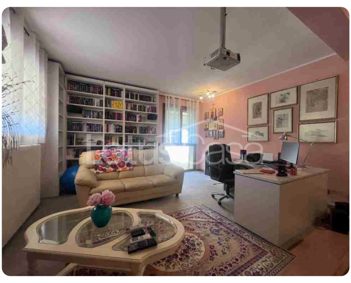
Galleria

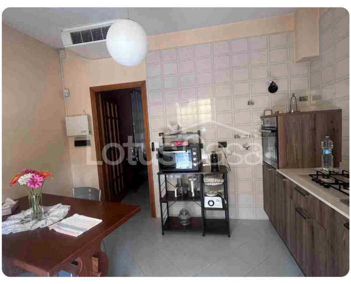



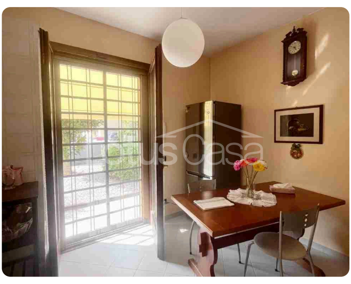
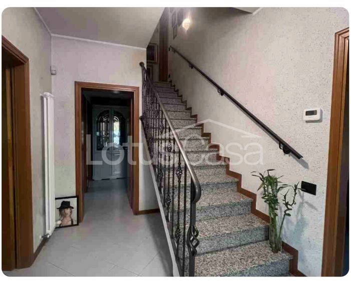
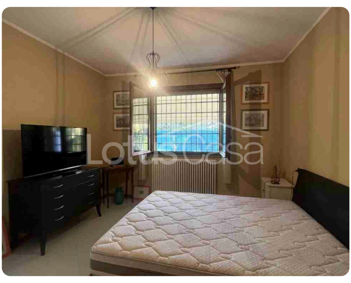
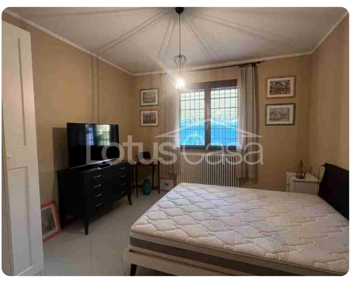


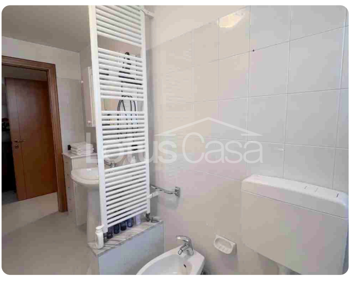








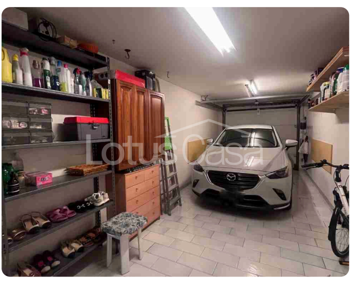


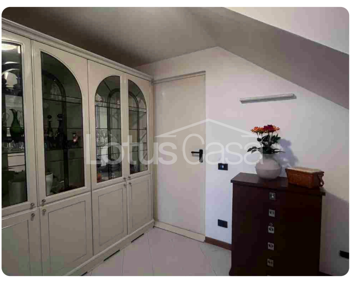


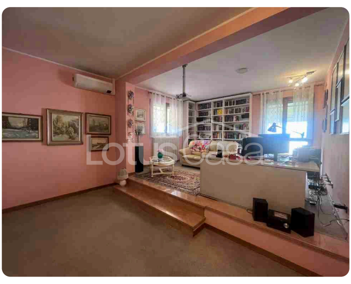
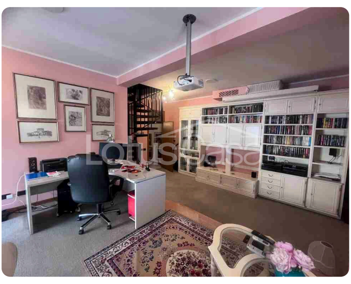
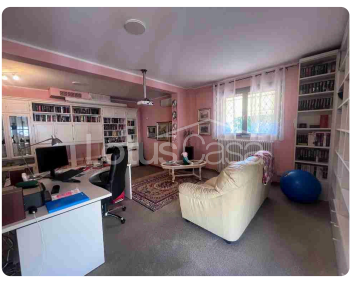
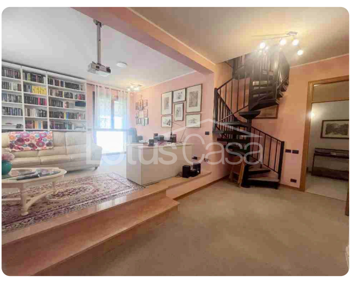
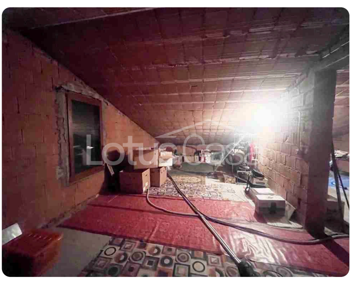
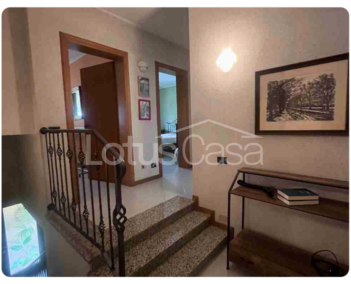


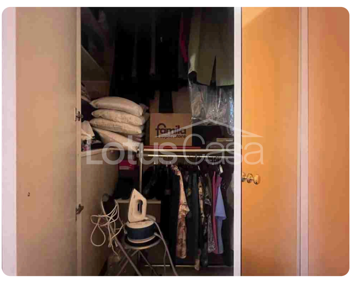





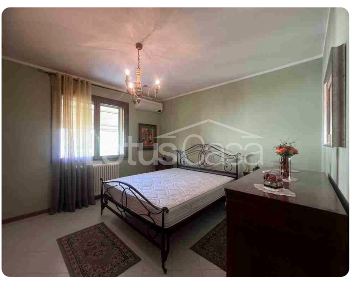
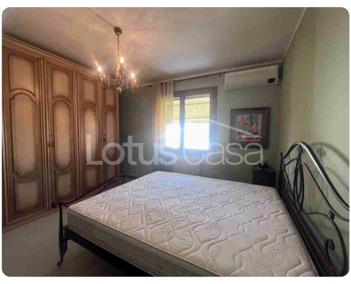
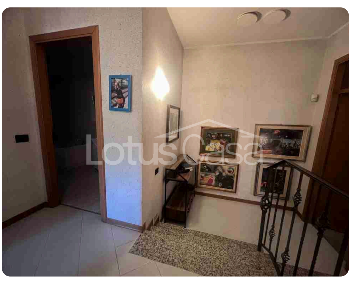
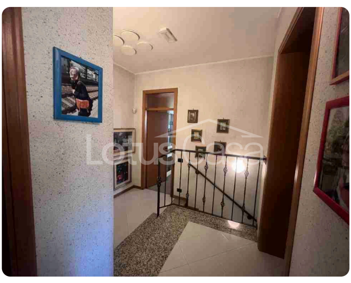
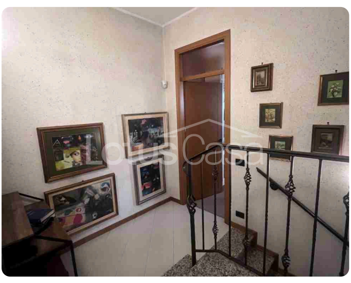








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