



**Prestige Immobili**

AGENCY — BOLOGNA

PIANORO — BO

# Apartment for sale in exclusive setting near Bologna

€ 590.000

PRICE

170 m<sup>2</sup>

SQUARE METRES

4

ROOMS





## DESCRIPTION


# Apartment for sale in exclusive setting near Bologna


In an exclusive context, within a prestigious villa with a classic style but recently built (year 2006), immersed in an enchanting Italian park, we offer for sale a ground floor sky apartment on the mezzanine floor of about 170 square meters, arranged on two levels with direct access to the private garden of about 160 square meters, equipped with a beautiful patio ideal for outdoor dining. The context is unique, set in a charming setting that conveys quietness and prestige. Directly from the private garden, going up to the mezzanine floor via elegant external staircase, the entrance leads to a large airy and bright living room with modern and functional open kitchen, bathroom and hallway with convenient built-in closet. On the upper floor, last level, there are two bedrooms and bathroom. On

the ground floor / basement we find compartment equipped with custom cabinets and laundry room. The apartment is characterized by rational spaces, high ceilings and overlooking the green. The interior finishes are modern while maintaining the elegant flavor of the context. Equipped with underfloor heating, gratings on all windows, internal and external alarm system with cameras manageable by application, Daikin air conditioning / heat pump remotely controllable. The property is completed by two garages and three parking spaces. Energy Class: G (EPgl = 365kWh/sqm/year) WANT TO SELL a valuable or luxury property in Bologna? We are at your disposal! Write us and we will be glad to serve you at best, with our Specialized Professionalism and the most effective tools to fully satisfy your every need

 **170 m<sup>2</sup>**  
AREA

 **4**  
ROOMS

 **2**  
BATHROOMS

 **€ 590.000**  
PRICE

## FEATURES

-  COMFORTABLE PARK TO THE SERVICES
-  EXCLUSIVE POSITION
-  PARKING SPACE
-  CLIMATIZZAZIONE



Prestige Immobili

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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