

**Real estate agency**

**Semindipendente - cod.D1025 - Capoliveri price 420.000,00 euro**

In a newly built semi-detached villa, surrounded by a fenced and planted garden, a short distance from the characteristic village of Capoliveri, independent portion on two levels with exclusive areas of relevance as well as terraces. The property is divided on the ground floor by a large living area, a toilet with hallway and the staircase to reach the lower floor, where there are two bedrooms, a small hallway and a further toilet. On the ground floor there is a technical room / warehouse accessible only from the outside. The entire unit is well ventilated and illuminated by large windows and windows that look directly outwards. The toilet on the ground floor is ventilated and naturally lit; the one on the lower floor is equipped with a mechanical ventilation system. The properties are built with suitable precautions to guarantee insulation and protection from any rising humidity (raised and ventilated floors against the ground; perimeter cavities). On the ground floor there are two loggias, one for the entrance (patio) and one pertaining to the living area, both of which can be covered with a light wooden pergola. The minimum heights (or average, for rooms with inclined roofs) of the internal rooms, both on the ground and lower floors, comply with the legal minimums for habitable rooms  $h = 2.70$  m and for accessory rooms  $h = 2.40$  m. The property is guaranteed to comply with the reference standards for acoustic and thermal insulation and the requirements of the energy saving regulations. The insulation of the casing and the plant equipment guarantee compliance with the reference legislation and energy qualification for properties in minimum class 'A1' (APE). Its exclusive position and all the comforts it is equipped with make the property ideal for those who love tranquility and want to fully experience the town

**characteristics**

Code	D1025
Typology	Semindipendente
Surface (sqm)	80
N. bedrooms	2
Distance sea	3000 mt
Energetic class	A1



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