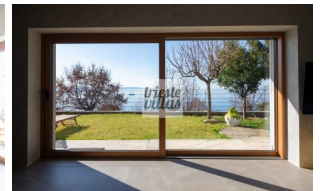


WONDERFUL STRADA DEL FRIULI VILLA WITH GARDEN WITH SEA VIEW A++++

Strada del Friuli

**Private
Negotiation**



For sale

Villa

Rooms: 6

Bathrooms: 3

M²: 384

Description

TriesteVillas offers you for sale this wonderful single-family villa, totally exposed to the south, completely renovated between 2022 and 2023, in A4 energy class, practically self-sufficient, with sea view and garden in Strada del Friuli. Consisting of two independent apartments of 340m2 we find:

- On the first floor below the street, a delightful independent apartment of approximately 90m2, with access to the garden, entrance hall, two double bedrooms, living area with open kitchen and a generous panoramic terrace of approximately 25m2, overlooking the gulf,
- On the second floor below the street, the 139m2 master apartment, comprising entrance hall, double bedroom, large bathroom and walk-in closet with sea view, office, plus a guest area with double bedroom and bathroom.
- On the third floor below the street, with access via staircase or lift, the 113 m2 living area consisting of a large room with a window overlooking the sea, kitchen with pantry area, both with direct access to the garden, bathroom and technical room.

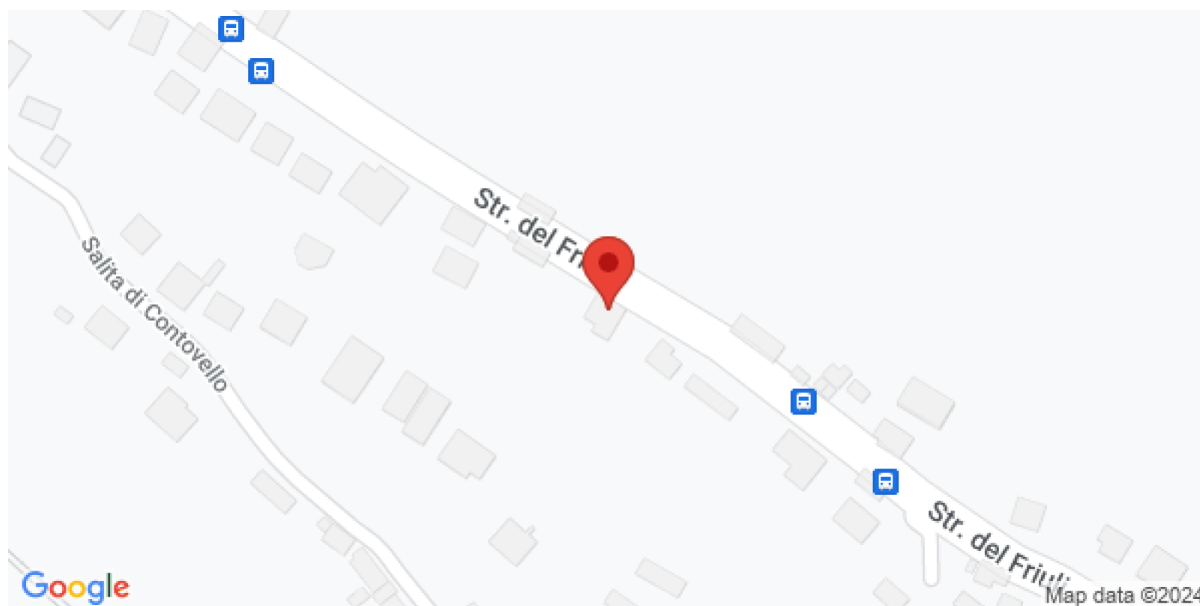
The villa has been completely renovated with elements that pay the utmost attention to energy saving, all certified, 14cm insulation, roof with insulation, photovoltaic system with Tesla storage battery. The property has underfloor heating divided into four temperature-controlled zones and air conditioning. All three floors have a lift to eliminate architectural barriers. There are approximately 65m2 of parking space (equal to 4 spaces, with wallbox for 36Ah fast charging for electric vehicles) with the possibility of a further 20m2 of expansion to reach 6 spaces - project already approved by the Municipality and Landscaping), 384m2 of garden on three levels.

Not to be missed: the chance to explore the interiors through the complete 3D tour and, soon, enjoy an even more immersive vision through the promotional video that will be available on the "TriesteVillas Immobiliare" YouTube channel.

Contact us now to live the TriesteVillas experience 040 2473628 - sales@triestevillas.com

Further details

Map



[View on Google Maps](#)

Contacts



[Scan this QR code and visit us on our website](#)

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