FOR SALE

In via Sertorelli, a super panoramic area of Bormio, in

Centro, Bormio

€1,500,000



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SIZE	520 m²
ROOMS	6
BEDROOMS	4
BATHROOMS	4
PROPERTY TYPE	Villa
ENERGY RATING	Pending
KITCHEN	Eat-in kitchen

DESCRIPTION

In via Sertorelli, a super panoramic area of Bormio, in the Stelvio National Park, with a dominant position over the entire town and the Stelvio slopes, a 600 m2 plot of land is offered for sale, with a project already underway for the construction of a villa of a total of 520 m2. The villa will be distributed over four levels and equipped with a lift.

Starting from the top, on the first floor there are four bedrooms, each with a panoramic balcony and two bathrooms. On the ground floor we find a large living room with kitchen overlooking the private garden with a glass window on two sides that enjoys a breathtaking view and a bathroom.

Going down to the first basement floor, large rooms of approximately 140 m2 are proposed, accessories to the home with provision for a wellness area and spa with swimming pool, relaxation areas and cinema room as well as a bathroom. The second basement floor is also of the same size where there are six parking spaces, a cellar-storage room and a technical room.

The very high quality finishes will be in wood, local stone and glass. The villa project includes a passive energy class that allows the use of renewable energy for heating and cooling the home with a geothermal system with photovoltaic panels for the production of electricity and underfloor heating.

It is possible to purchase only the land for 500,000 euros, otherwise the property built in a rustic style (only the complete roofing structure) or the complete villa as per the project of 520 m2 with the possibility of a mezzanine to reach the total. 540 m2.

WHO WE ARE The real estate sector is among the most difficult and competitive and people often distrust agencies, and rightly so. Precisely for this reason our first commitment is customer protection.

Years of experience in the sector have taught us that we only grow if customers trust us, and to do this we work with great dedication to get as close as possible to what we call the perfect negotiation, in which those who sell and those who buy are moves in complete safety because nothing, on our part, has been left to chance.

From the free evaluation service to the drafting of the preliminary technical file, up to the analysis of all the documents relating to the property, we follow you step by step to arrive at a worry-free negotiation. For this announcement contact Eleonora tel.3385852819.

FEATURES

- Furnished
- Lift
- Balcony
- Parking space
- Cellar
- Pool
- Fireplace
- Tavern
- Fibre broadband
- Video intercom
- Alarm system
- Security door
- Electric gate
- Hot tub