

Castagneto Carducci – Toscana

## BOLGHERI - Dimora Sauvignon - newly built semi-detached villa with garden

Property ID: IT252941990



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PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 133 m<sup>2</sup> • ROOMS: 6

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941990 |
| Living Space         | ca. 133 m²  |
| Rooms                | 6           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 2025        |

|                |                        |
|----------------|------------------------|
| Purchase Price | 599.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 183 m²             |
| Equipment      | Terrace, Swimming pool |

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## Energy Data

|                                |                        |                         |                           |
|--------------------------------|------------------------|-------------------------|---------------------------|
| Energy Source                  | Air-to-water heat pump | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 20.08.2035             | Final Energy Demand     | 25.00 kWh/m²a             |
| Power Source                   | Air-to-water heat pump | Energy efficiency class | A                         |



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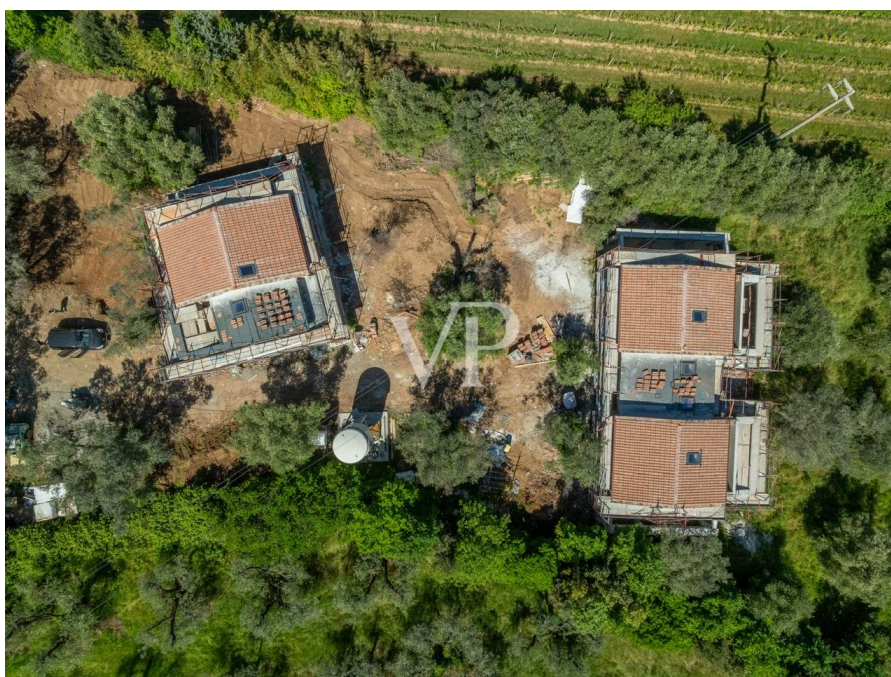
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Welcome to Bolgheri, along the Via Bolgherese immersed in the most famous vineyards of the Bolgheri DOC and with the most renowned wineries as neighbors, we present: Dimora Sauvignon, a semi-detached villa independent on three sides with 133.80 sqm of living space and a large private garden of no less than 674 sqm of private greenery with the possibility of building a private pool.

2 private covered parking spaces in the area adjacent to the villa, the entire complex is fenced is equipped with entrance gate with video intercom to ensure maximum privacy and security.

Interior spaces: Entrance from armored door, hallway, double living room with open kitchen and provision for a fireplace. It represents the heart of the house and joins the conservatory that overlooks the garden, featuring large windows framing the garden panorama. To the side, large covered porch for enjoying outdoor meals at all times, sheltered from prying eyes and too much sun.

A full bathroom and laundry room complete the ground floor.

First Floor Sleeping Area: The master bedroom with large private balcony offers breathtaking views of the garden. A second master bedroom also has an outdoor balcony, and then there is an attic area, usable either as a closet room or as a children's bedroom.

Technology and sustainability: - Energy class A4 - Integrated photovoltaic system - Latest generation home automation - Heat pump air conditioning - Rainwater recovery - Electric car charging station



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## Contact partner

For further information, please contact your contact person:

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