

Castagneto Carducci – Toscana

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

Property ID: IT252941990



www.von-poll.it

PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 133 m² • ROOMS: 6

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

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

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

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

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



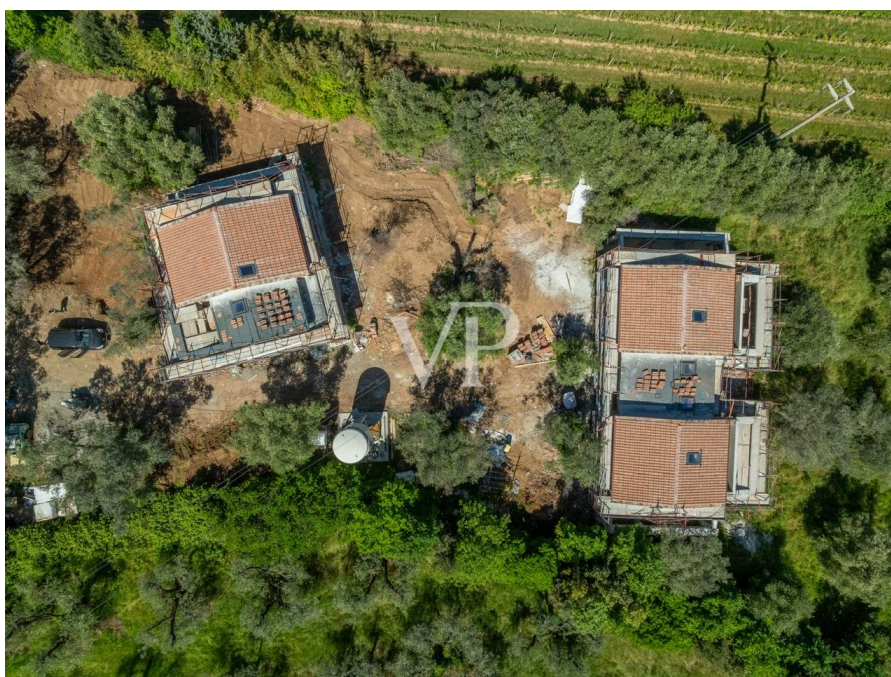
Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

The property



Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

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.

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

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

Property ID: IT252941990 - 57022 Castagneto Carducci – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com