



Villa for Sale in San Lazzaro di Savena

San Lazzaro Centro

€ 1.440.000

Ref. CBI145-2073-217



483 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 8

Saint Lazarus of Savena

Detached villa - Large garden - Swimming pool - Terrace

Approximately 1 km from the center of San Lazzaro, in a tranquil, flat area close to shops, an elegant villa of approximately 480 square meters is available. Surrounded by a sprawling garden of approximately 1,820 square meters, bordered by tall trees for complete privacy, the property extends over two floors plus a basement. The ground floor opens onto a 60 square meter living room with a fireplace, a dining area, and access to the rear pool, a large eat-in kitchen, a master bedroom with en suite bathroom, a study, and a main bathroom. The upper floor, connected by an internal staircase, has three bedrooms, one of which opens to a 23 square meter covered terrace, a bathroom, and a large 58 square meter lounge divided by a built-in bar with a liquor corner and featuring a two-story library with wood paneling. The windowed basement level has been furnished with a home theater, a gym, a bedroom that can be converted into a staff room, a pool changing room with a large bathroom, a laundry room, a storage room, a tool shed, and an 85-square-meter garage with a cellar. The meticulously maintained exterior features a heated pool, a barbecue area with an automated cover, a paved area with parking for four cars, two tool sheds, a majestic oak tree, and fruit trees. Reinforced windows, an alarm system, independent heating, air conditioning, an irrigation system, and an artesian well are also included. The property lends itself to being divided into two residential units, suitable for two families.

(Document not binding for contractual purposes)

Prime Properties



Certification

Energy Class: D

Property Informations

Address: via Russo

Zip Code: 40068

Bedrooms: 5

Bathrooms: 4

Rooms: 8

Internal condition: Excellent

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 3727.79

: 0000-00-00

Floor: Multilevel

Total floors: 2

Parking space: Uncovered

Date of construction: 1980

Current Status: Available after the deed of sale

Terrace: Present, 23 sq.m

Garden: Private, 1.826 sq.m

Kitchen: Eat-in kitchen

Garage: for two cars









