Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Two-family villa for Sale in Ponteranica
€ 1.350.000
Ref. CBI112-2150-301531



220 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

Magnificent portion of a semi-detached villa on the slopes of the Maresana hill, on the border between Bergamo and Ponteranica, in a unique location.

Surrounded by greenery and boasting a splendid view of the Upper Town, the hills, and lower Bergamo, the unit is completely self-contained and surrounded by a beautiful terraced garden of over 500 square meters.

The approximately 220 sq m apartment is spread over a single floor. The living area is very spacious and bright, with large sliding windows, well-arranged and separated from the sleeping area, which consists of three bedrooms. Three bathrooms, a laundry/pantry, a large storage room, and a utility room complete the apartment. Finally, there is a deep and generous paved terrace in front of the living area and another along the entire sleeping area, a large garage, and two exclusive parking spaces.

The spaces are generous and open, the unit is completely south-facing.

The finishes are extremely refined, customizable and of high quality, with the possibility of a considerable choice.

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The entire building is certified "passive" (nZeb) thanks to both the particularly careful and advanced thermal insulation and the high-performance windows with triple glazing, as well as all the systems supporting the thermal design, which includes a geothermal system integrated with heat pumps for controlled mechanical ventilation and latest-generation air conditioning, an absolutely adequate photovoltaic panel system, and a home automation/electrical system serving the systems.

Complete perimeter alarm system on both the windows and external barriers.
For more information or to schedule an appointment, contact us at +39 0289776541 or email bodinimilano@cbitaly.it or www.gruppobodini.com

Certification

Energy Class: A4

Property Informations

Address: Via Richetti, 18	**Zip Code**: 24010
Bedrooms: 3	**Bathrooms**: 3
Rooms: 8	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 42.19	: 0000-00-00
Floor: Ground Floor	**Total floors**: 3
Parking space: Uncovered	**No architectural barriers**: Yes
Date of construction: 2024	**Balconies**: Present
Terrace: Present	**Garden**: Private
Garage: for one car	










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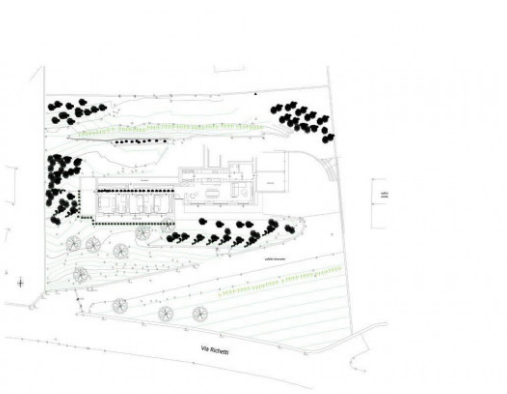


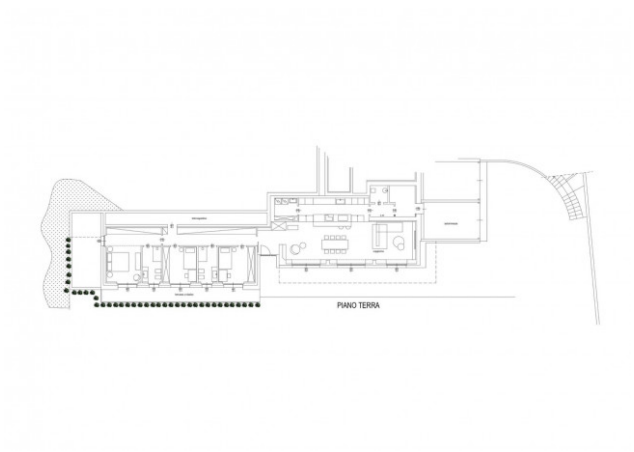




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