



A4012 - Trieste

VILLA FOR RENT

City: **Trieste**

Area: **Costiera**

Address: **strada Statale 14 costiera**

Sq.m **650**

Rooms **4**

Price **€ 3.500**

FEATURES

Year	Interior	Parkings	Elev.	Heating	Terraces
0	Rrenovated	No	No	Autonomous	2

Composition

Levels: 4, Rooms: 4, Bedrooms: 2, Living rooms: 2, Other rooms: 2, Bathrooms: 3, Kitchen Livable, Box Single, Terraces: 2, Attic, Mansard, Closet, Private garden

Description

This is a residential villa on the Costiera whose rare features make it almost unique in terms of location, size and finish. The coastal road is its natural and scenic beauty. Large size, beautiful view of the gulf, perfectly sunlit and above all rare availability on the market with only few and confidential negotiations in the area.

The finishes of the building are valuable, anti-break in windows in wood with double glazing, burglar alarm and all the normal systems and finishes of particularly valuable buildings such as wood floors and marble, all the systems are in certified. Air conditioning and a tiled stove in addition to the methane gas boiler.

The state of maintenance is perfect also thanks to a recent renovation of the building and renewal of all finishes both internal and external.

The property has both a large underground car garage, for one vehicle, and a driveway access with an automated gate that allows you to park several vehicles at the rear of the villa.

It should also be noted that the villa has direct access to the beach via a joint ownership with other neighbours. The beach is free but difficult to reach by the public except through neighboring villas, thus making it practically exclusive.

The building is on four levels in addition to the garden:

- the basement used as a porch in fact closed and used as a living room, with kitchen, and accessory rooms, bathroom and boiler room;

- the ground floor used as an entrance, large living room and kitchen;

- the first floor with two rooms, a living room, a dining room, hallway and two bathrooms;

- the attic floor used as attics and laundry room but widely exploitable and actually used for rooms;

- large well-equipped outdoor garden with trees, lawn and plants.

The commercial surface of the building is 650 square meters.

Maximum 1 year lease contract

APE in the release phase. € 3,500.00 RENTAL FEE + CONSUMPTION EXPENSES. Ref. A4012 Gallery 040 7600250

