

## Single House for sale in Duino-Aurisina Aurisina Stazione € 320.000 Code Villa con giardino Aurisina



**320 m2 | Bathrooms: 1 | Bedrooms: 4 | Rooms: 10**

In a quiet setting yet well served by public transport, not far from Sistiana, we are selling a property comprising a two-storey villa plus cellar, a large tree-lined garden of approximately 1000 metres in which there is an additional stone building which was once a marble working workshop, for a total of approximately 320 usable square metres.

The villa features a spacious four-room apartment measuring 125 square meters on the first floor. It comprises a hallway, living room, and kitchen with access to the terrace, a sitting room (or a possible fourth bedroom), two double bedrooms, a single bedroom, and a full bathroom with a window. Featuring original marble and parquet floors and large double windows, the apartment is very bright, but requires modernization of the plumbing, bathroom, kitchen, and fixtures.

On the ground floor, there are two commercial spaces facing the street, a garage, and a small apartment with internal and private access to the garden, plus a cellar, for a total of approximately 150 square meters.

At the back of the main building, enjoying complete privacy and the greenery of a beautiful tree-lined garden typical of the Karst region, is a large building of approximately seventy square meters. This former marble workshop is ideal for creating an outbuilding, a large tavern, a study, or even a personal gym.

The garden is accessed through a large gate, which can accommodate campers, or through a pedestrian gate. There is also a large private outdoor parking area.

The entire property requires renovation and could be converted into multiple living units or into a single unit for a large family, with a potential studio/office/workshop space just a few meters from the home for hosting clients. It would also be perfect for a bed and breakfast.

Ideal for a family who loves large spaces or for those seeking a home surrounded by greenery, not far from the sea, and with the option of using a separate space for their professional work. The area is well served by public transportation.

Price 320,000 euros negotiable.

Call us to schedule a visit!

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## Certifications

**Energy Class:** G

**EP glnr:** 195.85 kwh/□

## Characteristics

Code: Villa con giardino Aurisina

Reason: Sale

Categoria: Single House

Address: Aurisina Cave, 77/b

Municipality: Duino-Aurisina

Zona: Aurisina Stazione

Total Square Meters: 320 m2

Bedrooms: 4

Bathrooms: 1

Rooms: 10

State of Preservation: Be Restored

Number of uncovered parking spaces: 4

Number of camper spaces: 3

Number of covered parking spaces: 1

Heating: Heating

Parking: Carport

Age Construction: 1960

Current Status: Free on deed

Terrace: Present

Cellar: Present

Garden: Private, 1.000 m2

Sea Distance: 3.500 mt.

Kitchen: Kitchenette

Terrace

Closet

Parquet

Shower

Wooden Window Frames

Aluminum Frames

Shutters

Garden

Use Investment

## Nearby

Railway Station

Public Transport

Kindergarten

Elementary Schools

Municipal Offices







