

Single House for sale in Duino-Aurisina

Aurisina Stazione

€ 340.000

Code Villa con giardino Aurisina



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

In a quiet setting yet conveniently located a few kilometers from Sistiana, we are selling a two-story villa with a large, tree-lined garden of approximately 1,000 square meters. This property also includes an additional stone building that was once a marble workshop, a garage, and ample private outdoor parking.

Located in Aurisina Cave, the property consists of a villa with a spacious 125-square-meter four-room apartment on the first floor. The apartment comprises a hallway, living room, and kitchen with access to the terrace, a living room (or a possible fourth bedroom), two double bedrooms, a single bedroom, and a bathroom. Marble and parquet floors, large windows, and a bright living area are all in need of modernization of the systems, bathroom, and kitchen.

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

At the back of the main building, nestled in the privacy and greenery of the beautiful tree-lined garden typical of the Karst area, is the large seventy-square-meter workshop building, once used for marble processing and ideal for creating a large tavern, a workshop, a study, or a personal gym.

The garden is accessed through a large gate, which can accommodate campers, or through a pedestrian gate. Ample private outdoor parking is available.

The entire property requires renovation, allowing for the creation of multiple residential units or a single solution for a large family, possibly with a studio/office/workshop just a few meters from the home, where clients can be hosted. It's also perfect for a bed and breakfast. Ideal for a family who appreciates spacious living, or for anyone seeking a home surrounded by greenery, not far from the sea, and with the option of using a separate space for their professional work.

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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







