

Single House for sale in Duino-Aurisina Sistiana € 350.000 Code Sistiana 6



270 m2 | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

The exclusivity of a detached villa nestled between nature and design.

We offer for sale a charming detached house in the Sistiana area, a stone's throw from the Visogliano train station in the municipality of Duino-Aurisina.

Currently undergoing renovation, the property consists of a farmhouse and adjacent barn and promises to become a modern and comfortable home, ideal for those who want to live surrounded by nature but close to the amenities a town offers.

A magnificent property born from the architectural restoration of a rural complex, capable of combining historic volumes and modern functionality:

the property is divided into two communicating but independent wings.

The Main House is currently unfinished; demolition has been completed and the load-bearing beams have been redone. The project includes a large open space on the ground floor and a sleeping area on the two upper floors, with three bedrooms and two comfortable bathrooms. It can, of course, be adapted to suit individual needs. A canopy is planned to shade the ground floor rooms.

The Barn Suite: a versatile two-level space, already in an advanced stage of renovation, perfect as a separate apartment or a prestigious extension of the master living area.

With a total of 270 square meters and a large private garden, this home represents a rare opportunity: intervene during the construction phase to customize every material, color, and interior layout, benefiting from reduced delivery times.

Living here means choosing total independence, the prestige of a stone farmhouse and the beauty of the karst landscape, without giving up the connection with the city and the sea.

Your new life begins here. Call us for an exclusive viewing.

Certifications

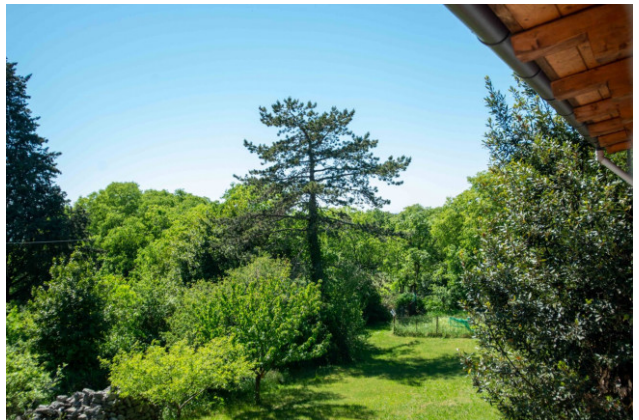
Energy Class: NA - Not Applicable

Characteristics

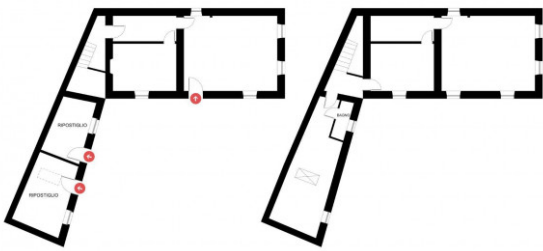
Code: Sistiana 6	Reason: Sale
Categoria: Single House	Address: Sistiana
Municipality: Duino-Aurisina	Zona: Sistiana
Total Square Meters: 270 m2	Bedrooms: 3
Bathrooms: 3	Rooms: 8
State of Preservation: Be Restored	Sea Distance: 3.000 mt.
Garden : 1000 □	

Nearby

Railway Station	Public Transport
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PIANO TERRA - PIANO PRIMO
SCALA 1:100 FORMATO A3

Andrea
Oliva &
PARTNERS



PIANO SECONDO
SCALA 1:50 FORMATO A3

Andrea
Oliva &
PARTNERS