

PROPERTY REPORT

N. 870-2025

TERRACED HOUSE in
loc. Caperana Case Sparse
Comune di Chiavari (GE)

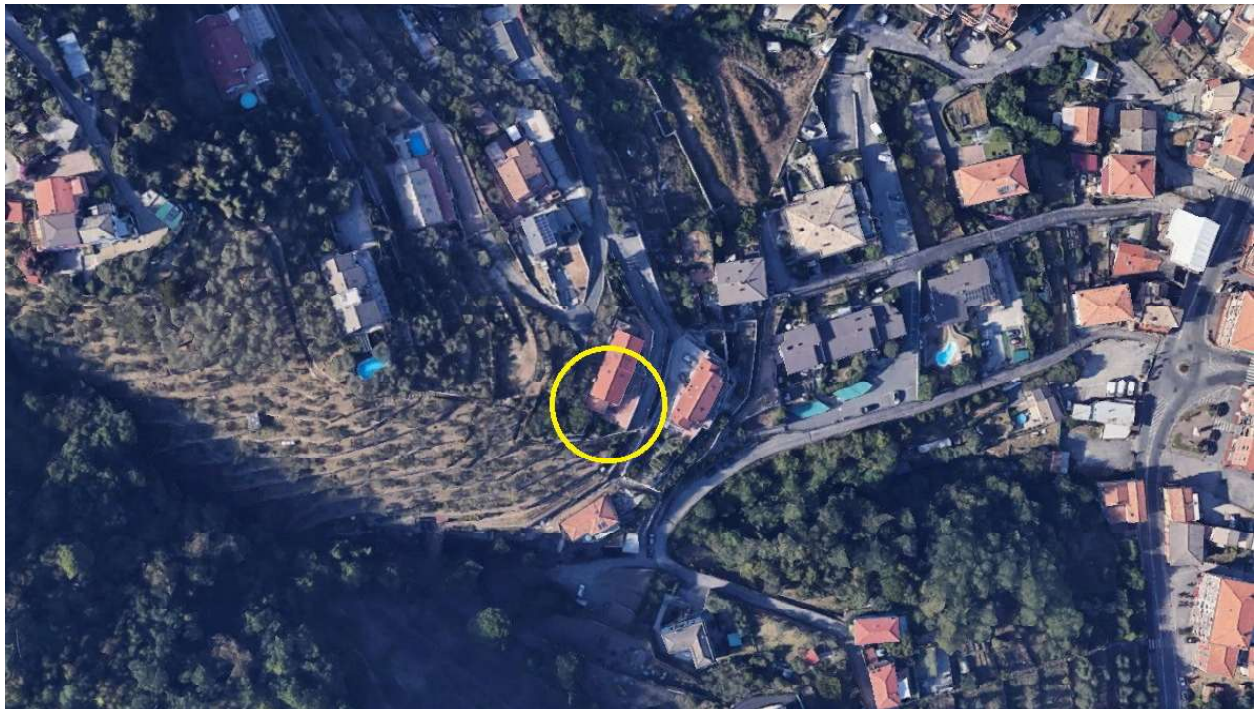
€ 490.000,00 original price 585.000,00

■ Property description

DESCRIPTION

On the foothills of Caperana, in Chiavari, along the road connecting Via Fontanabuona Sturla, is this residential unit with independent access, set within an elegant semi-detached villa. The residence is located in a residential area characterised by elegant single and semi-detached houses. The location guarantees privacy and a secluded atmosphere, while remaining convenient to the main amenities and just a few minutes from both the sea and the town centre. Independent access via a private gate adds further exclusivity to the entire property. The building is spread over several levels: two floors above ground for the main residence, a large versatile attic and a basement used as a cellar and garage. The unit for sale has a completely independent entrance and opens onto the ground floor with a kitchen and a triple living room, enhanced by a stone fireplace and decorated terrazzo flooring; this level is completed by a bathroom. Going up to the first floor, you enter the sleeping area, which includes three bedrooms, a large bathroom with bathtub and a storage room. From here, there is also access to a panoramic terrace with terracotta flooring and an additional balcony with further views of the hills. The attic offers a multi-purpose room with natural light coming from two skylights, making it suitable as a study, hobby room or additional space. Finally, in the basement, there is a large cellar, while a convenient 25 m² garage completes the unit, with independent access from the common road. The property, measuring 243 square metres plus garage, is in excellent condition: refined finishes, polished terrazzo floors, well-maintained fixtures and functioning systems. Independent heating and air conditioning ensure comfort in all seasons. Outside, a terraced garden with stone walls and well-tended vegetation features a barbecue area and fruit trees.

MAP



Property details



TYPE

Residential



CATEGORY

portion of villa



CADASTRAL DATA

TIPO CATASTO

F

SEZIONE

FOGLIO

6

PARTICELLA

1608

SUBALTERNO

1

RENDITA CAT.

1859,24



LOCATION

REGION

Liguria

CITY / TOWN OF

Chiavari

PROVINCE

GE

ADDRESS

Loc. Caperana Case Sparse

Technical features



CADASTRAL CATEGORY

A/7



CADASTRAL AREA

229 mq



LIVING AREA

243 mq



ROOMS

10



BATHROOMS

2



BALCONY



TERRACE

15,96 mq



LOGGIAS



FLOOR

S1-T-1-2



CONDITIONS

Good



OCCUPANCY STATUS

Vacant



ENERGY EFFICIENCY RATING

E

ID

07202218845

EXPIRATION

18/05/2032



NOTES

According to the CTU report dated 29/03/2016, the building permits are as follows:- Building permit no. 1996/0271 for the construction of a residential house and related access road;- Building permit no. 1997/0238, variation during construction;- Building permit no. 1998/0099, variation during construction;- DIA no. 1999/0538 variation during construction;- Building permit no. 1999/0630 completion works, works completed on 26/02/2001, declaration of habitability no. 2003/00539 of 07/04/2003.

There is a unilateral deed of obligation.

According to the declaration of conformity dated 16/09/2024, the removal of the partition wall in the kitchen is a construction tolerance pursuant to Article 34-bis of the Consolidated Building Act. The declaration of technical conformity with cadastral and urban planning requirements is dated 16/09/2024.

Property details



TYPE

Residential



CATEGORY

Garage



CADASTRAL DATA

TIPO CATASTO

F

SEZIONE

FOGLIO

6

PARTICELLA

1608

SUBALTERNO

10

RENDITA CAT.

€167,02



LOCATION

REGION

Liguria

CITY / TOWN OF

Chiavari

PROVINCE

GE

ADDRESS

Loc. Caperana Case Sparse

Technical features



CADASTRAL CATEGORY

C/6



CADASTRAL AREA

31 mq



LIVING AREA

25 mq



ROOMS



BATHROOMS



BALCONY



TERRACE



LOGGIAS



FLOOR

Basement level



CONDITIONS

Good



OCCUPANCY STATUS

Vacant



ENERGY EFFICIENCY RATING

ID

EXPIRATION



NOTES

Property details

 TYPE	 CATEGORY	 CADASTRAL DATA					
Other	urban area	TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
		F		6	1608	9	

 LOCATION				
REGION	CITY / TOWN OF	PROVINCE	ADDRESS	
Liguria	Chiavari	GE	Loc. Caperana Case Sparse	

Technical features

 CADASTRAL CATEGORY	 CADASTRAL AREA	 LIVING AREA	 ROOMS	 BATHROOMS
F/1	87 mq			

 BALCONY	 TERRACE	 LOGGIAS	 FLOOR	 CONDITIONS

 OCCUPANCY STATUS	 ENERGY EFFICIENCY RATING	ID	EXPIRATION

 NOTES

Property details

 TYPE	 CATEGORY	 CADASTRAL DATA					
Other	urban area	TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
		F		6	1608	12	

 LOCATION			
REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Liguria	Chiavari	GE	Loc. Caperana Case Sparse

Technical features

 CADASTRAL CATEGORY	 CADASTRAL AREA	 LIVING AREA	 ROOMS	 BATHROOMS

 BALCONY	 TERRACE	 LOGGIAS	 FLOOR	 CONDITIONS

 OCCUPANCY STATUS	 ENERGY EFFICIENCY RATING	ID	EXPIRATION

 NOTES

Property equipment



AUT. HEATING



SI



NO



AIR-CONDITIONING



SI



NO



ALARM



SI



NO



HOME AUTOMATION



SI



NO

OTHER

Other features



GARAGE



SI



NO

AREA

25 mq



PARKING SPACE



SI



NO

AREA



CELLAR



SI



NO

AREA



ATTIC



SI



NO

AREA



OUTDOOR SPACE



SI



NO

AREA

103,25 mq

OTHER

Common facilities



ELEVATOR



SI



NO



GARDEN / LAND



SI



NO



TERRACE/FLAT ROOF



SI



NO

OTHER

Location and accessibility

ACCESS ROAD



SI



NO

PARK FACILITIES



SI



NO

PUBLIC TRANSPORT



SI

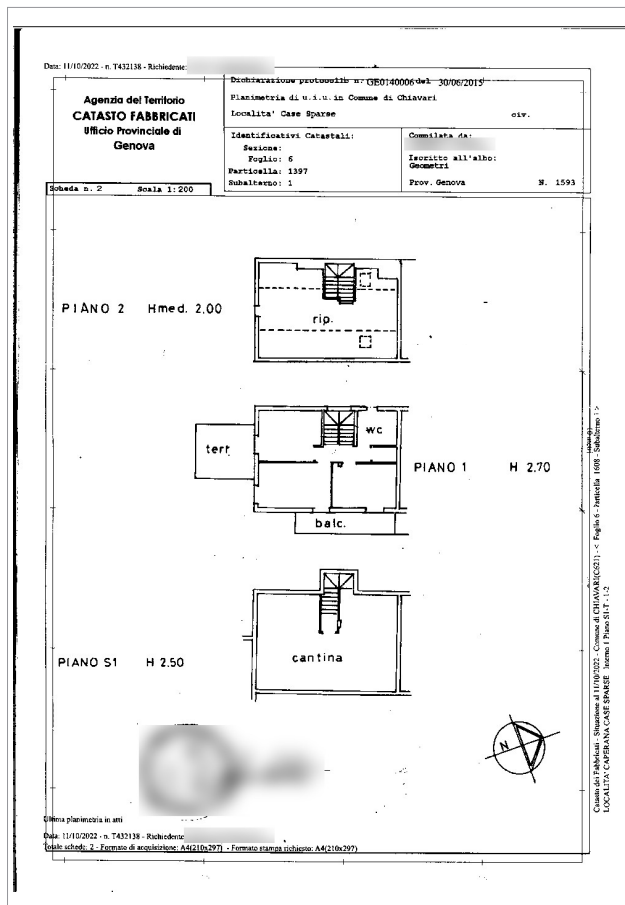
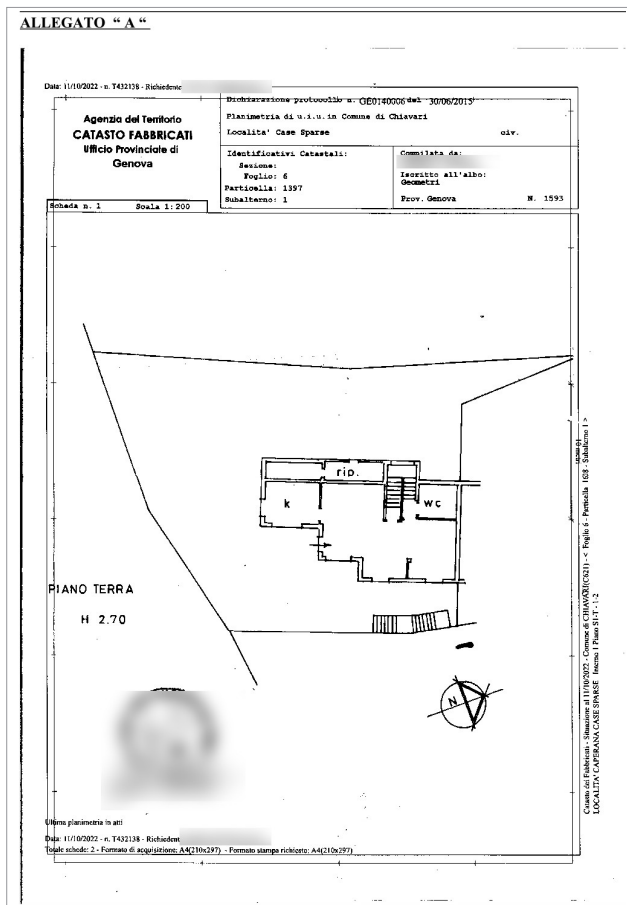


NO

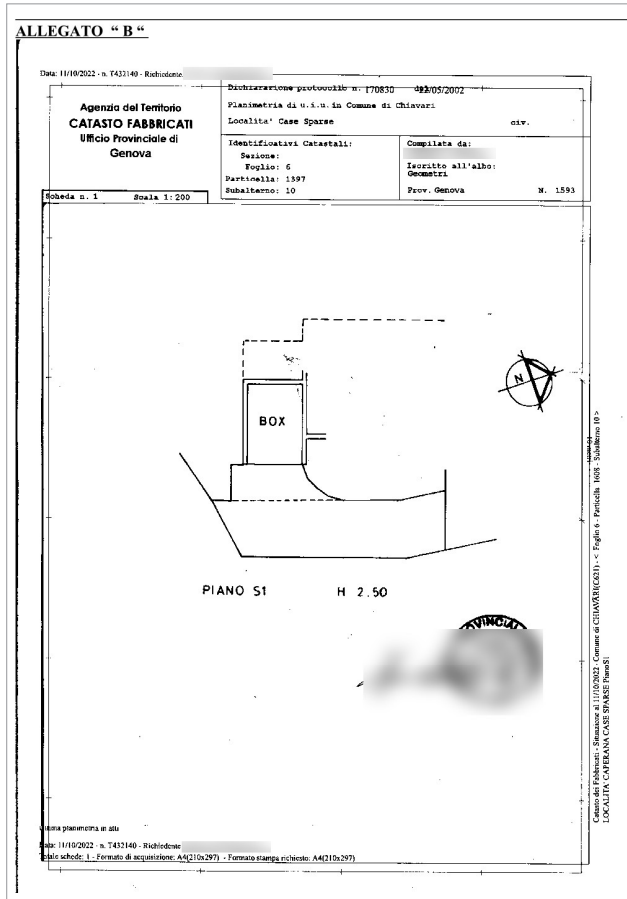
OTHER



ALLEGATO "A"

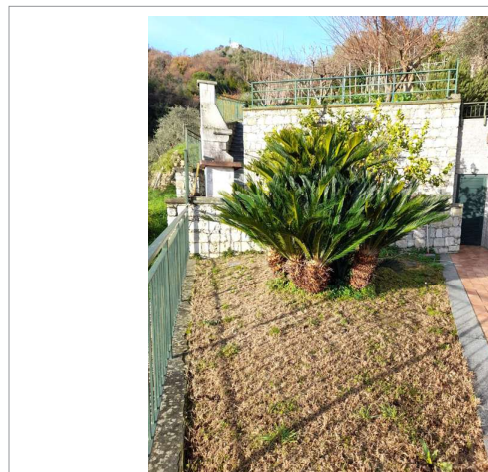
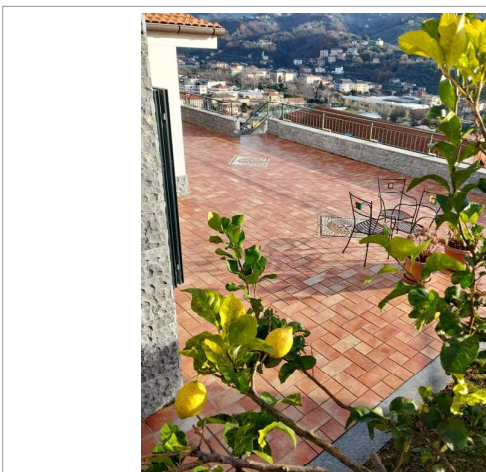
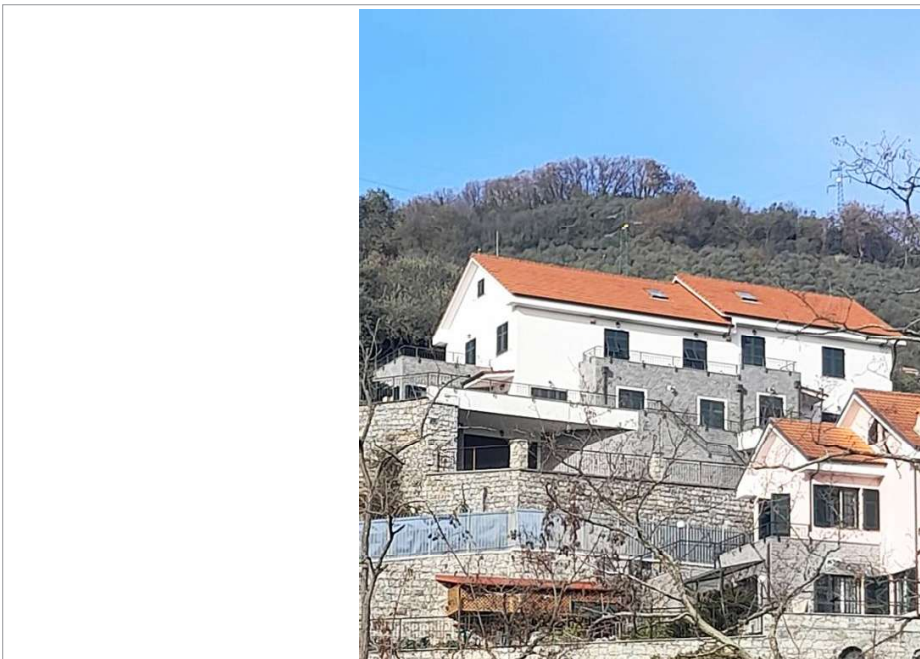
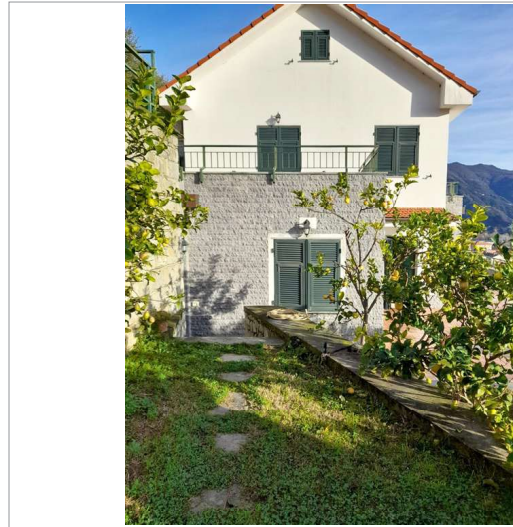
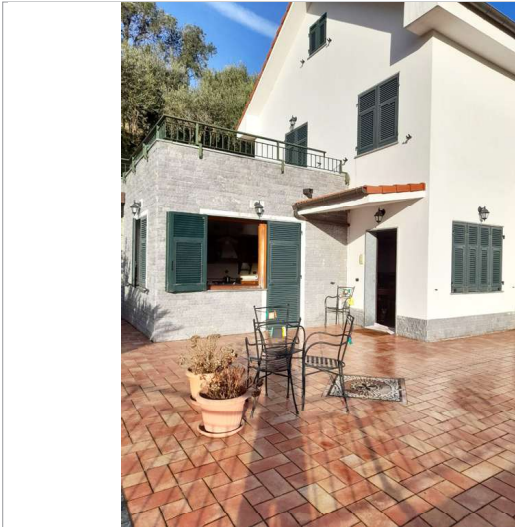


ALLEGATO "B"



■ Photogallery

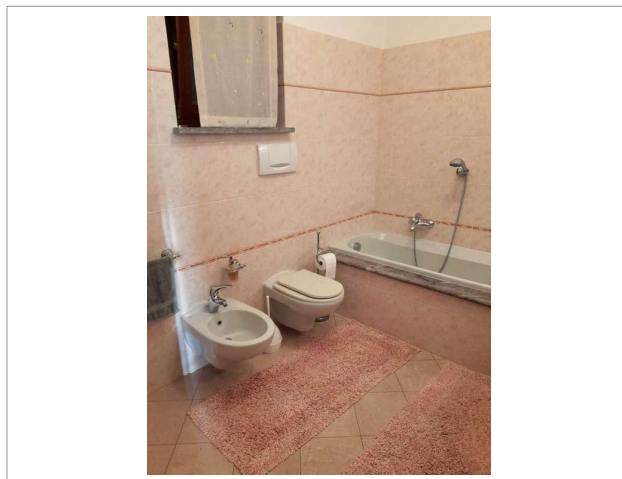
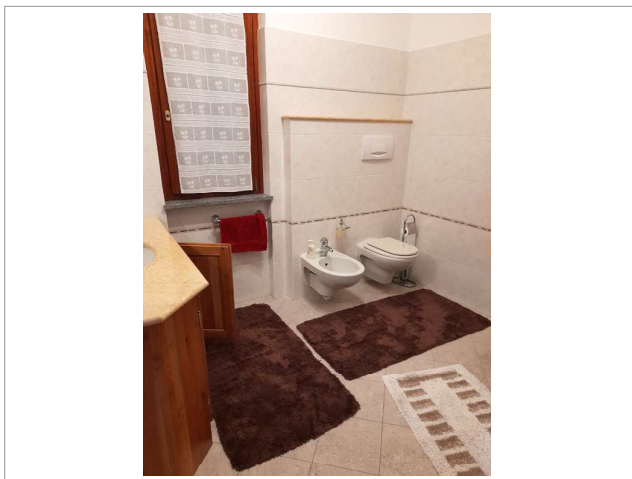
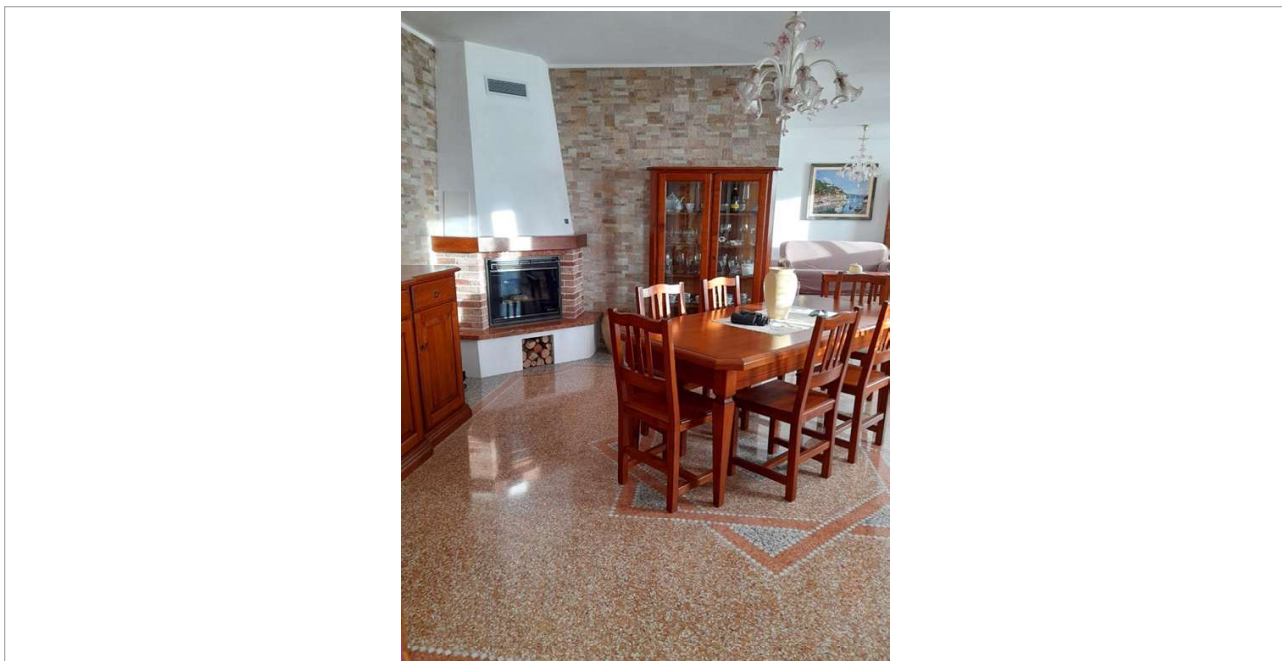
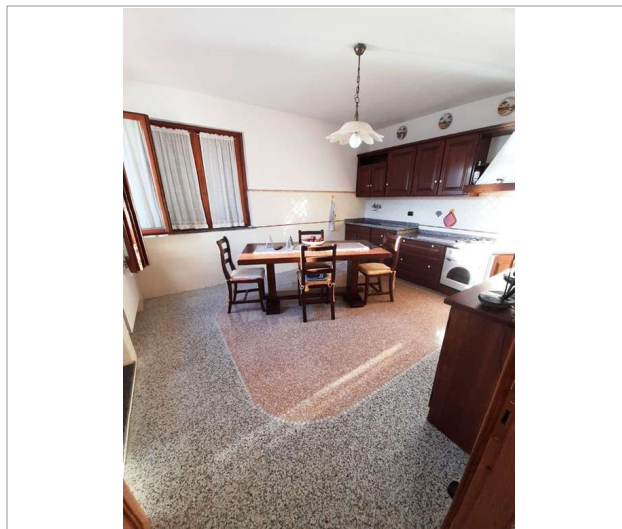
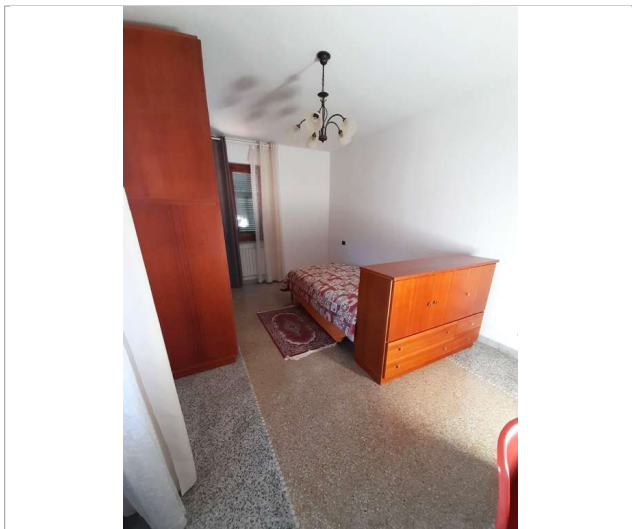
EXTERIOR



■ Photogallery



INTERIOR



■ Information concerning the sale



SALES ADVISOR

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For further information and multimedia content

**SCAN
ME**

GLOSSARY OF TECHNICAL DATA

Property details

TYPE: indicates the intended use of the property (residential, office, commercial, industrial, tourist, sports facility, agricultural, etc.). If the report concerns properties made up of multiple functional units considered as a single entity, the main use is indicated.

CATEGORY: refers to the classification of the property based on its architectural, functional, and dimensional characteristics (apartment, garage, villa, terraced house, warehouse, hotel, etc.).

CADASTRAL DATA: provides the cadastral registration data of the property (the main one in the case of multiple units), specifying the type of cadastre (Land or Buildings) in which it is registered.

LOCATION: identifies (along with the map) the address of the property.

Technical features

The first section provides additional elements useful for identifying the characteristics of the property in relation to its market segment.

CADASTRAL CATEGORY: indicates the classification category of the main property unit.

CADASTRAL AREA: refers to the total cadastral area (including any external areas) as reported in the cadastral survey. For special properties in categories D and E, this data may not be available. This may also occur in other categories under specific conditions, such as the absence of a cadastral floor plan in the Revenue Agency archives.

ROOMS: indicates the number of rooms in the main unit (bedrooms, living room, study, kitchen-dining room, or kitchen if it is a separate room larger than 4 sqm).

BATHROOMS: indicates the number of bathrooms in the property, including those without full fixtures.

FLOOR: indicates the floor level of the main unit within the building. For buildings with multiple floors, the intermediate floor is indicated (the exact floor is specified in the property description).

CONDITIONS: refers to the general maintenance condition of the main unit, excluding common areas in condominiums and external parts (which may be visible in photographic documentation).

OCCUPANCY STATUS: indicates whether the property is subject to lease, loan for use, or similar agreements. If the owner occupies the property, it is considered vacant.

ENERGY EFFICIENCY RATING: refers to the construction characteristics and systems of the unit in terms of energy efficiency, expressed in Latin letters. Class A (and subclasses with "+" signs) indicates the highest energy efficiency, decreasing progressively through the alphabet. Class G is the least efficient. Higher energy efficiency corresponds to lower primary system consumption costs.

PROPERTY EQUIPMENT: indicates the presence or absence of the main systems in the unit, which are valued by the real estate market.

OTHER FEATURES: if present, the main accessory areas or indirect appurtenances (not directly connected to the unit) are listed with their surface area.

COMMON FACILITIES: if the property is part of a condominium, this indicates the presence or absence of main shared systems or amenities valued by the real estate market.



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