

PROPERTY REPORT

N. 870-2025

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

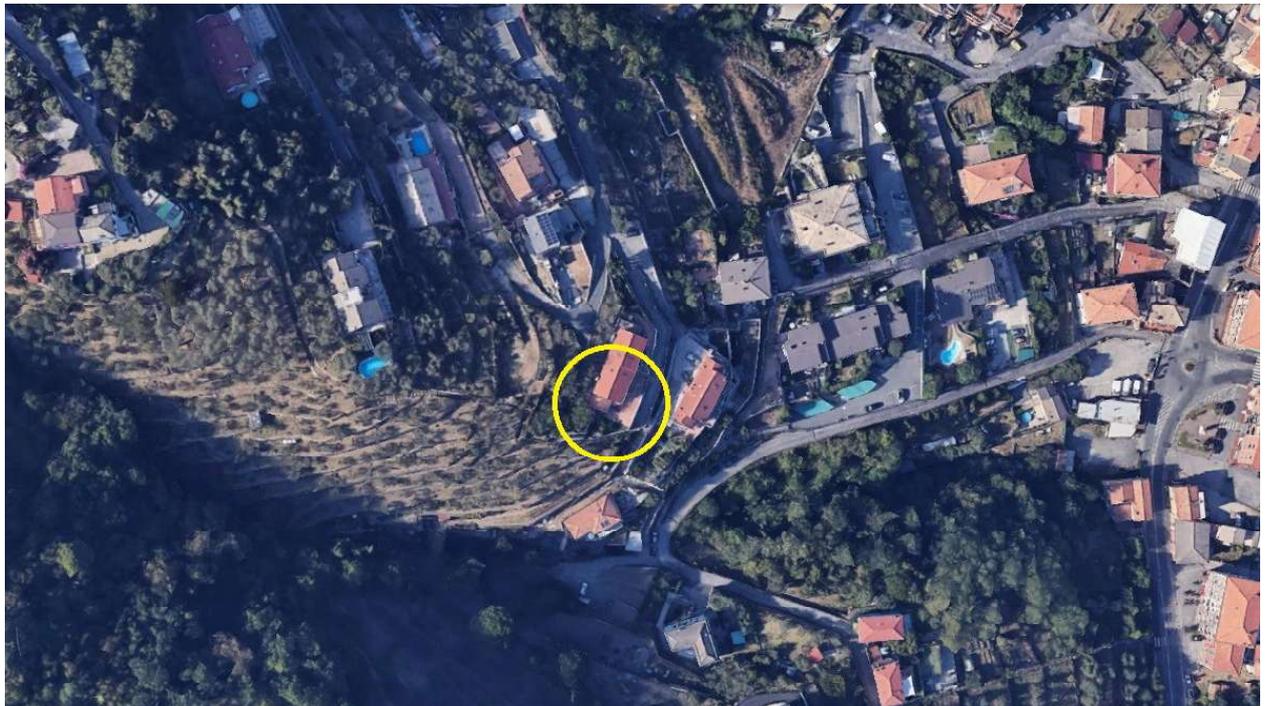
€ 545.000,00 original price 585.000,00

■ 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	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
F		6	1608	1	1859,24



LOCATION

REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Liguria	Chiavari	GE	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	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
F		6	1608	10	€167,02

LOCATION

REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Liguria	Chiavari	GE	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

Other

CATEGORY

urban area

CADASTRAL DATA

TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
F		6	1608	9	

LOCATION

REGION

Liguria

CITY / TOWN OF

Chiavari

PROVINCE

GE

ADDRESS

Loc. Caperana Case Sparse

Technical features

CADASTRAL CATEGORY

F/1

CADASTRAL AREA

87 mq

LIVING AREA

ROOMS

BATHROOMS

BALCONY

TERRACE

LOGGIAS

FLOOR

CONDITIONS

OCCUPANCY STATUS

ENERGY EFFICIENCY RATING

ID

EXPIRATION

NOTES

Property details

TYPE

Other

CATEGORY

urban area

CADASTRAL DATA

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

 AIR-CONDITIONING

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

 ALARM

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 HOME AUTOMATION

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

OTHER

Other features

 GARAGE

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

AREA

25 mq

 PARKING SPACE

<input type="checkbox"/>	<input type="checkbox"/>
SI	NO

AREA

 CELLAR

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 ATTIC

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

AREA

 OUTDOOR SPACE

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

AREA

103,25 mq

OTHER

Common facilities

 ELEVATOR

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 GARDEN / LAND

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

 TERRACE/FLAT ROOF

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

OTHER

Location and accessibility

ACCESS ROAD

<input checked="" type="checkbox"/>	<input type="checkbox"/>
SI	NO

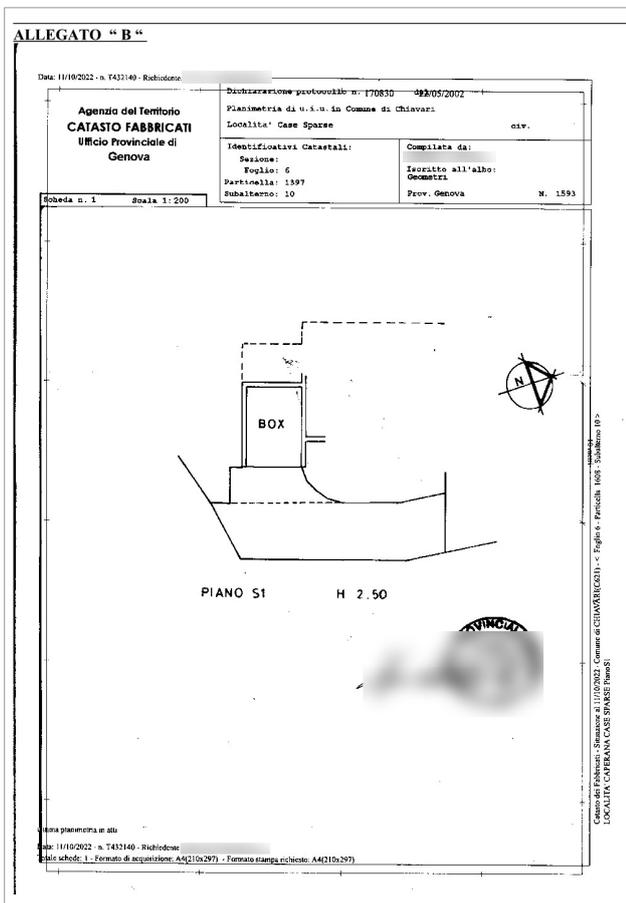
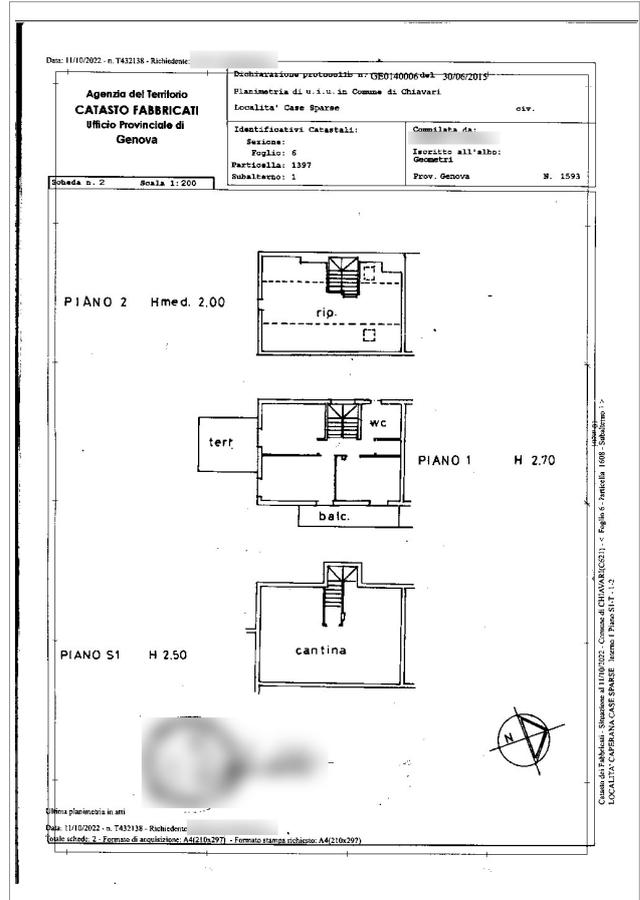
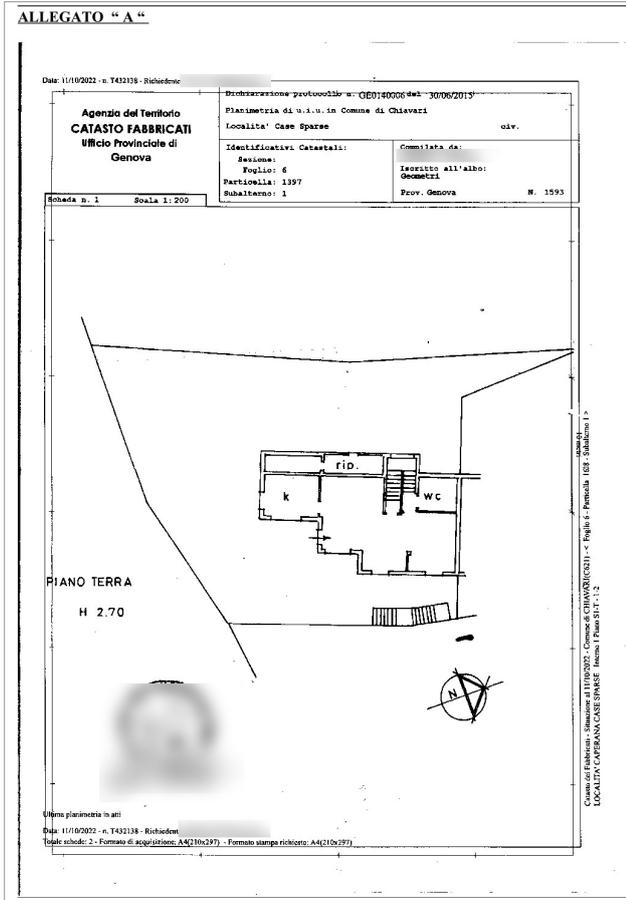
PARK FACILITIES

<input type="checkbox"/>	<input checked="" type="checkbox"/>
SI	NO

PUBLIC TRANSPORT

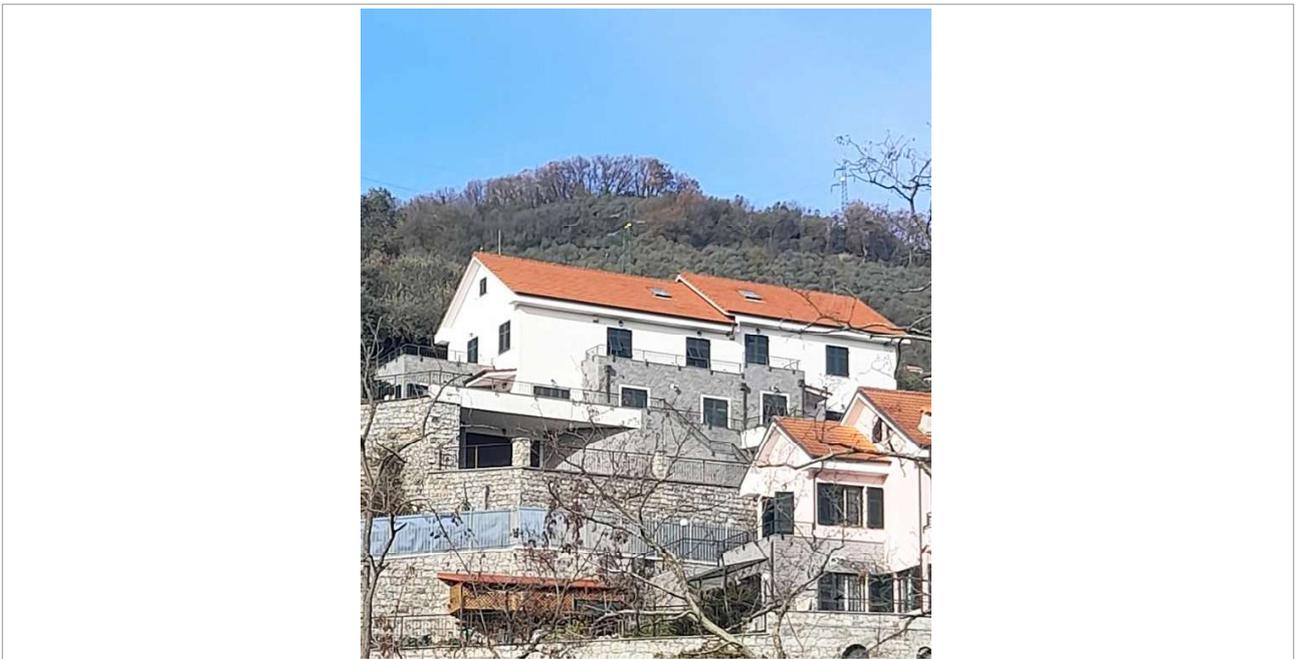
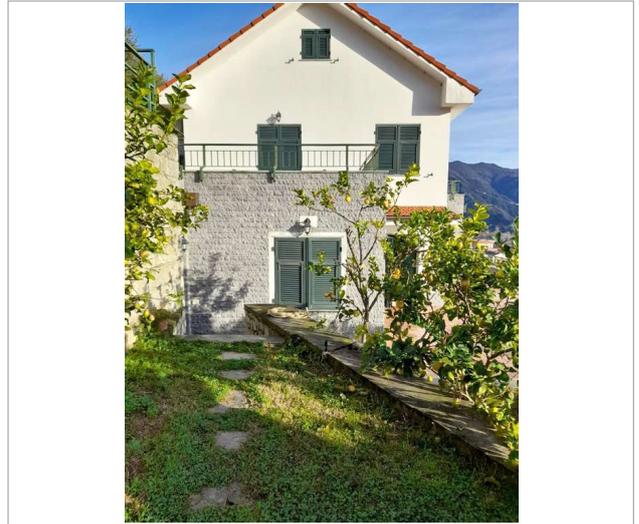
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SI	NO

OTHER



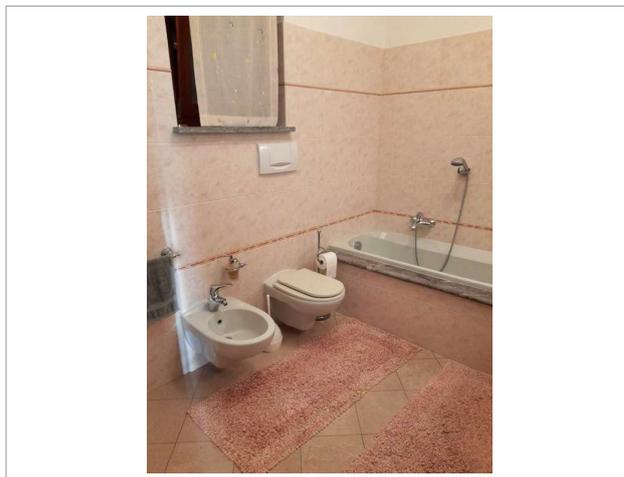
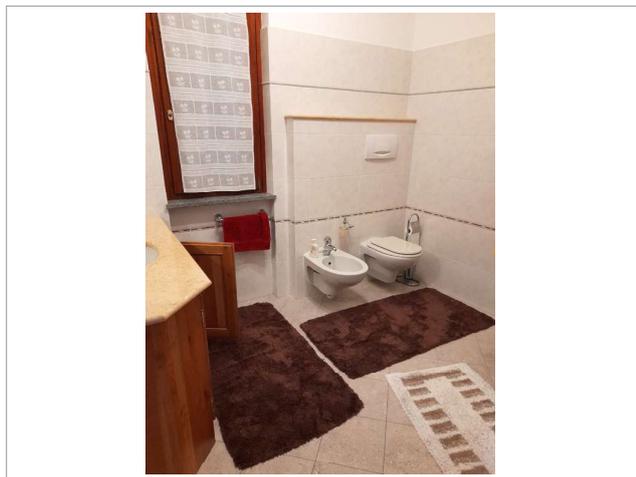
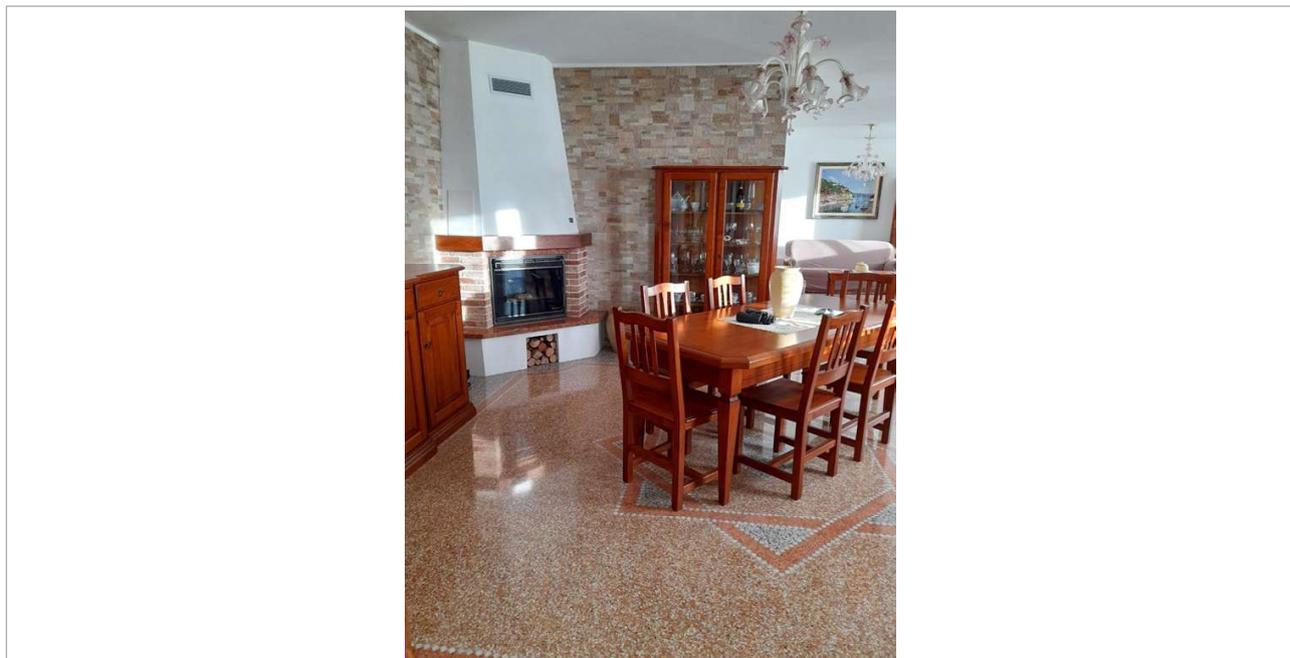
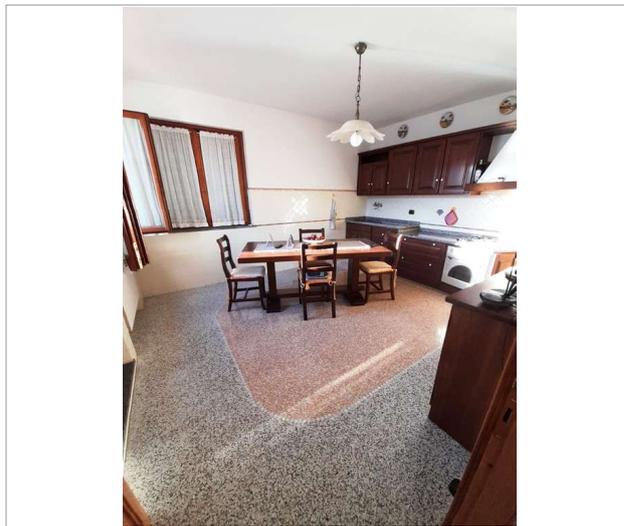
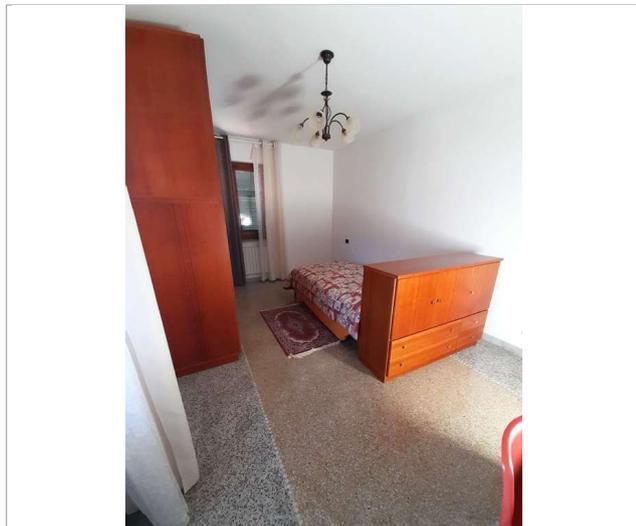
■ Photogallery

 EXTERIOR



■ Photogallery

 INTERIOR



■ Information concerning the sale



SALES ADVISOR

Astetraprivati.it

staffvendite@astetraprivati.it

0586 201402



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.



Rete Aste S.r.l.

Scali d'Azeglio, 2/6 | 57123 Livorno (LI)

Tel. 0586 201402 | staffvendite@astetrprivati.it

www.reteaste.it

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