

# Villa

## € 449.000

### Ref. AC99-149-1068



**380 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 20**

#### Villa Elisa

In Gallinaro, immersed in a fenced park of over 7000 meters, in a dominant, panoramic and sunny position, we offer for sale a completely and finely restored villa with swimming pool.

The construction of the property began in 2005 and ended in 2010, so it is modern and with all the systems up to standard.

There are two entrances, the main one is via an automatic galvanized iron gate, the courtyard envelops the whole house and is entirely composed and decorated with about 1000 handmade cobblestones.

The structure of the villa is in reinforced concrete, the living area was designed on the intermediate floor, in perfect American style, in fact we are welcomed by a double living room all with windows with a covered terrace of 30 meters, kitchen, dining room, bedroom and service. Upstairs, entirely paved with parquet, there is the sleeping area consisting of two bedrooms with bathroom. On the ground floor there is a second independent apartment consisting of a double living room with open kitchen, two bedrooms, bathroom with Jacuzzi tub and automatic garage.

A wooden porch of over 40 meters was built next to the entrance, ideal for lunches and dinners immersed in nature. One of the strengths of the Villa is certainly the aforementioned private park, in fact inside it has been created a 7 x 18 meter salt water swimming pool with its own boiler, changing room and showers.

Two rainwater collection tanks for a total of 300,000 liters have been installed to allow full self-sufficiency for irrigation and filling of the pool itself.

All the systems of the villa are perfect, the electric one is divided floor by floor, the underground LPG tank is used for hot water and for cooking, a modern pellet stove connected to the system or the air conditioning system takes care of the heating, in all environments.

The windows are double glazed wood with aluminum shutters, new and insulated concrete roof.

One of a kind investment.

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## Certification

**Energy Class:** E

## Property Informations

**Address:** Via Fornace

**Zip Code:** 3040

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 20

**State of Preservation:** Restored

**Level:** Buildings

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 2010

**Balconies:** Present, 6 sq.m

**Terrace:** Present, 30 sq.m

**Garden:** Private, 1.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single, 20 sq.m

## Features

Terrace: 30 □

Tv Antenna: Autonomous

Porch: 50 □

Tv SAT: Autonomous

Closet

Cellar: 20 □

Fastweb Coverage

Fireplace

Air-Conditioned

Wiring: By Law

Jacuzzi

Shower

Wooden Window Frames

Aluminum Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

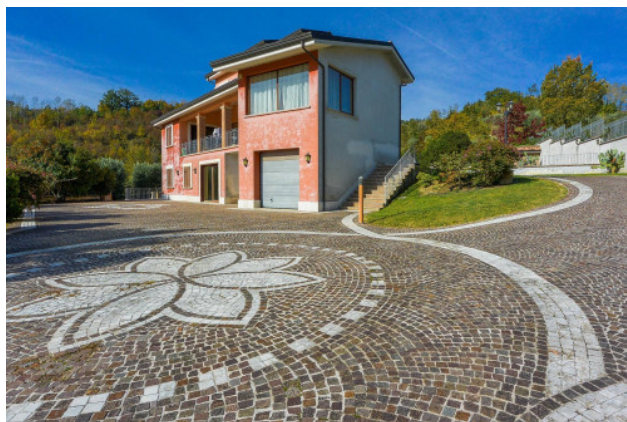
Cafe

Post Offices

Shopping Centers

Municipal Offices

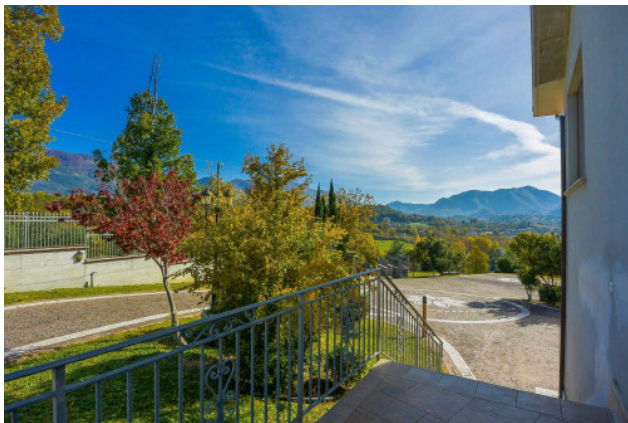




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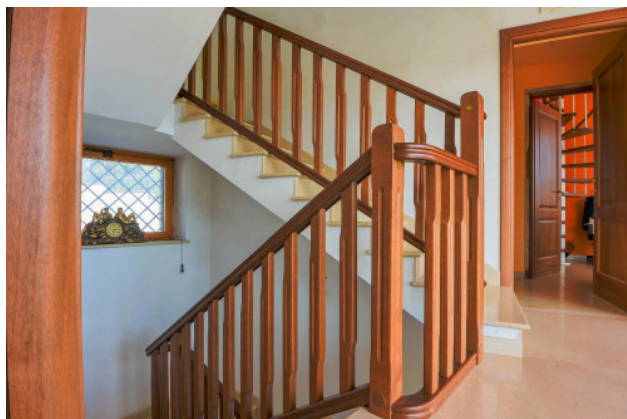
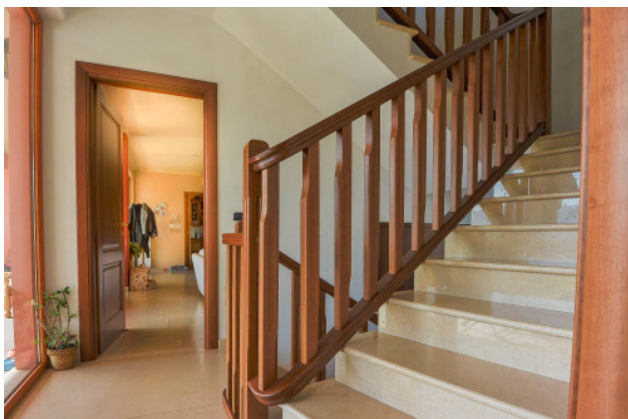
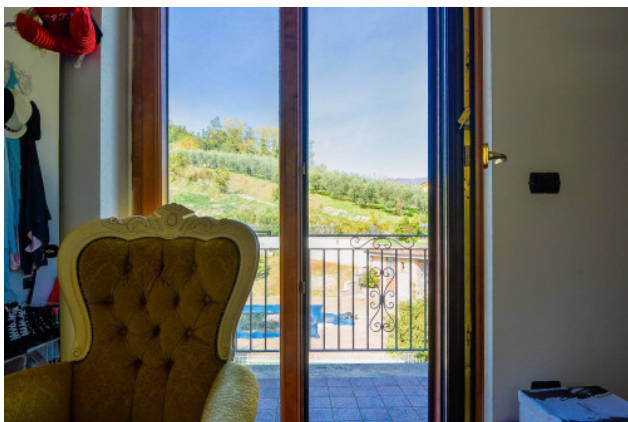
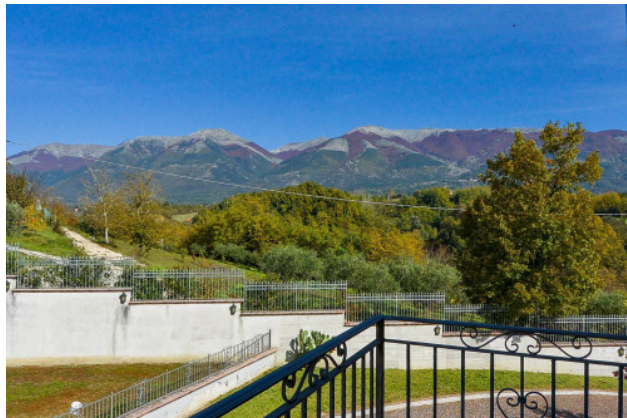
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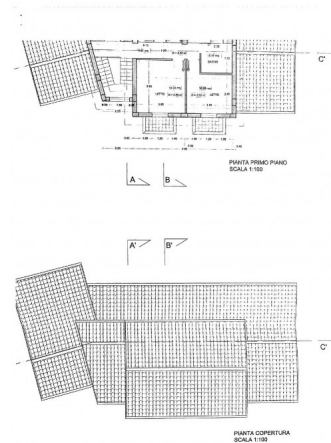
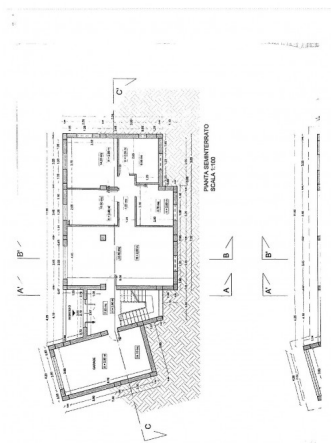








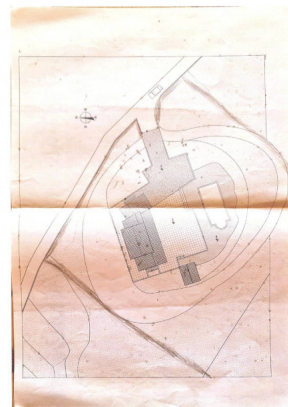
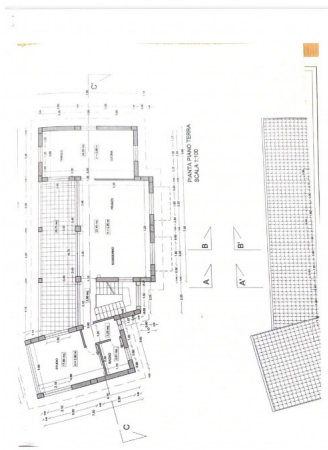




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