

semi-detached villa

€ 790.000

Ref. AC99-149-1070



475 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 11

The house is identified with the name of "Villa Valente" and is located in the hills of the Spineto area of the Municipality of Atina, a panoramic and sunny area with direct access from via Spineto.

The property is a short walk from the center of Atina Inferiore. Center well served not only for basic necessities but for large shopping centers of different nature.

In this area there is the Sports Center connected with the activities of the University of Cassino, several gyms and swimming pools and 2 riding fields. Nevertheless, at a distance of 3 km there is the ASL Center and several clinics.

In the surrounding area, there are four schools of primary importance, a center for the elderly, several restaurants and all the services offered by the city of Atina, the main reference point of the neighboring villages including the Municipalities of the 14th Mountain Community of the Comino Valley.

The location is magnificent and strategic and is crossed by the Sora - Cassino highway.

The house is practically surrounded by greenery and woods and its position in the hills of the Spineto locality offers an extraordinary panoramic view towards the city of Atina and the neighboring municipalities.

The semi-detached villa is on two levels:

On the ground floor we find the kitchen, pantry, laundry room, bathroom, dining room / large living room, living room overlooking a veranda / porch and garden.

A very particular staircase rises from the living area to the sleeping area with a large room / hallway that looks into the empty area (day) from which you access the four bedrooms / study with their well-kept bathrooms.

There is no shortage of terraces and a large covered terrace to enjoy the view and sunsets in maximum tranquility and privacy.

This beautiful property is completed by a large garden of about 1,500 square meters completely fenced and with attention to the smallest details.

The Villa is also equipped with a garage (double) and two covered parking spaces in laminated wood.

For information and / or appointments at 0776566289 or +39 3487607909 - For english speakers: 00393348094290.

Certification

Energy Class: B

Property Informations

Address: Via Spineto, Snc

Zip Code: 3042

Bedrooms: 4

Bathrooms: 3

Rooms: 11

State of Preservation: Excellent

Parking: Carport

Age Construction: 2010

Balconies: Present

Terrace: Present, 30 sq.m

Garden: Private, 1.500 sq.m

Sea Distance: 60.000 meter

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 30 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





