

# Villa Porrino

**€ 275.000**  
**Ref. AC99-149-1128**



**600 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 25**

#### Villa Domenica

In Monte San Giovanni Campano, Porrino district, we offer for sale a stately villa of over 500 square meters with a large courtyard, terraces, loggia and garden in a good state of maintenance, with a 360 degree panoramic view that makes it very bright and airy.

The property has a single driveway, but its structure has been designed to be divided into 3 different units.

From the wrought iron gate we are welcomed by a well-kept path in porphyry with a surrounding garden that leads us to the main entrance. It is composed on the ground floor of a large living and reception area, a triple living room of 80 square meters, dining room with fireplace, kitchen, study, two bathrooms, a closet and three large loggias. The peculiarity that is immediately noticeable is the brightness that connects the various rooms, all have a minimum of 3 doors / windows that connect to each other to the terraced outdoor spaces.

An important granite staircase leads to the first floor, where there is the sleeping area. A hallway connects the various rooms with the bathrooms, there are 4 bedrooms and three bathrooms. Also on this floor the comforts or particularities are not lacking, except for one room, all the others have a private panoramic terrace.

Going down to the floor below the entrance which is still completely above ground and dry, we find further comfort zones, a triple living room of over 80 square meters with fireplace, two bedrooms, one used as a private gym, in the other there is also the predisposition for a second rustic kitchen, service, technical room with autoclave, electric garage for 3 cars and motorcycles and a gap more than one meter wide that protects and isolates the various environments.

The overall conditions are good, just over 5 years ago the roof and the electrical and plumbing systems were redone. The windows are double glazed with aluminum shutters and wrought iron doors / windows. It lends itself to multiple uses, if you want you can buy two further plots of building land bordering the property but with independent access, which would allow the construction of a second larger villa, a four-family house. The project exists and has already been approved by the municipality. Well connected with the main communication routes and with all city services. Excellent investment. For information and / or appointments 3493400492 (Federico) - 0776 566289 - For international Clients 00393348094290 (Claudia)

## Certification

**Energy Class:** G

## Property Informations

<b>Address:</b> Via Porrino, snc	<b>Zip Code:</b> 3025
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 6
<b>Rooms:</b> 25	<b>State of Preservation:</b> Good
<b>Level:</b> Buildings	<b>Total Floor:</b> 3
<b>Parking:</b> Uncovered Parking	<b>Terrace:</b> Present, 40 sq.m
<b>Garden:</b> Private, 200 sq.m	<b>Kitchen:</b> Regular Kitchen

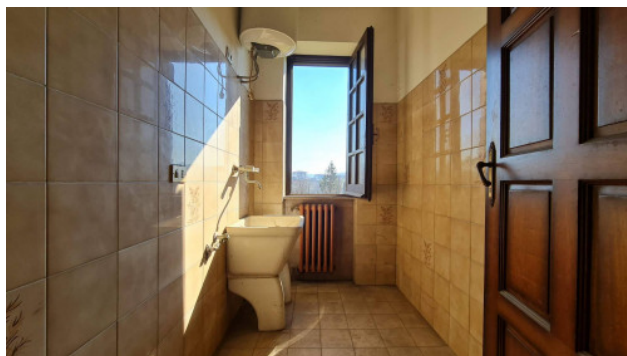
## Features

Terrace: 50 □	Tv Antenna: Autonomous	Porch: 50 □
Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar	Fastweb Coverage	Fireplace
Parquet	Telephone System	Wiring: By Law
Shower	Aluminum Frames	Shutters

## Nearby

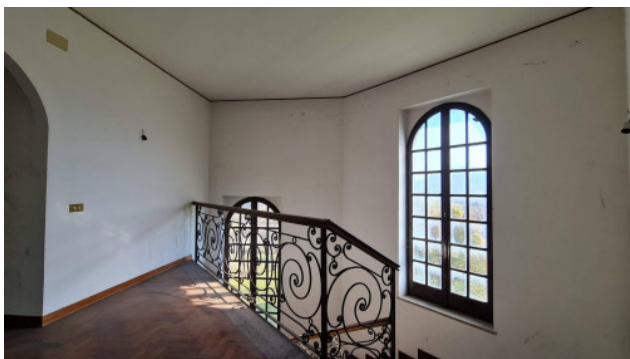
Football Fields	Fitness Centers	Bike Lanes	Playgrounds
Public Transport	Kindergarten	Elementary Schools	Schools
Cafe	Post Offices	Municipal Offices	

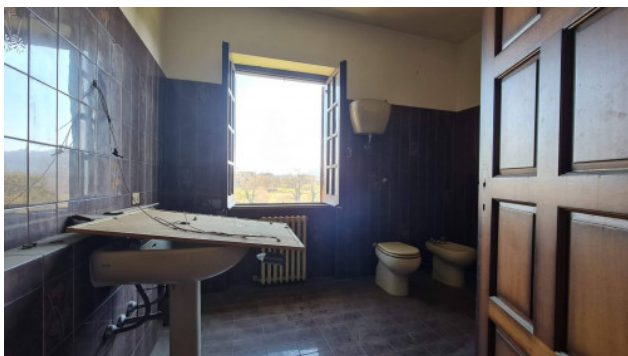
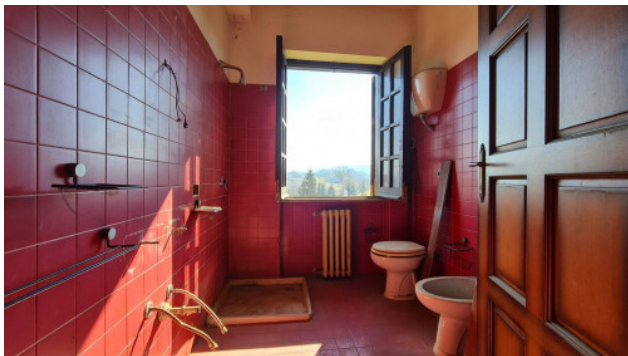




**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603





**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603





