

## Villa Confidential Negotiation Ref. AC99-149-1157



**220 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8**

"Villa Of Music"

In Sora, in a panoramic and dominant area, a few steps from the "La Selva" shopping center and the "Incoronata" church, we offer for sale and/or rent a splendid villa with a completely fenced swimming pool.

The property is developed entirely on one floor, guaranteeing comfort and practicality for a family.

The house is equipped with all the comforts and services necessary for daily needs.

The large open space living room is bright and welcoming, perfect for spending pleasant moments of relaxation in the company of friends and family.

The fully equipped kitchen offers everything you need to prepare tasty meals.

The villa has three spacious bedrooms, each with its own private bathroom, ensuring privacy and comfort for all inhabitants of the house.

The interiors are finished with care and guaranteed of high quality.

Furthermore, the property offers a well-organized attic, which can be used for storage or as additional space for hobbies or study.

A garage and a garage complete the services offered by the villa.

Outside, the large green spaces are enriched by a generously sized oval swimming pool (9x5 m), ideal for cooling off during the hot summer days.

A porch in the living area offers a covered environment to enjoy the garden and swimming pool even on the hottest days.

The villa is equipped with all modern comforts, such as a thermo fireplace to guarantee a warm and welcoming environment during the winter months, methane gas heating system for constant comfort, solar panels for sustainable energy, video surveillance system for

property security and automatic gate to facilitate access.

This Villa is a true oasis of tranquility and comfort, ideal for those who want to live in a panoramic environment but still close to all services.

For further information and/or site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Property Informations

**Address:** Via Incoronata, 18

**Zip Code:** 3039

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 8

**State of Preservation:** Restored

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 1967

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Safe-Deposit Box

## 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





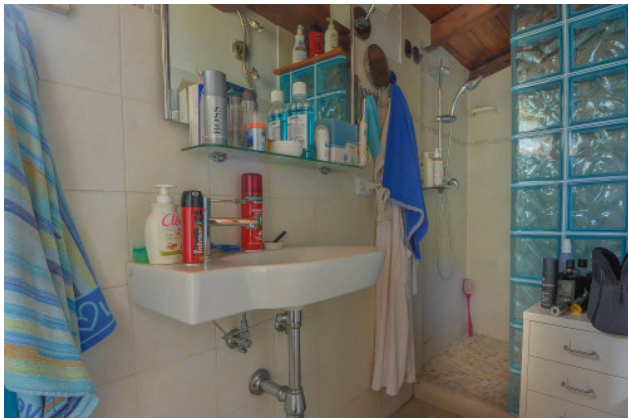


















**Alfano Real Estate S.r.l.**

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