

# Villa

## € 330.000

### Ref. AC99-149-1207



**350 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 13**

"Villa Mefite"

In Roccasecca, in via D'Aquino, in a sunny area immersed in the green countryside, we are selling this beautiful, recently renovated villa with garden.

The Villa for sale is located 5 minutes from the city center of Roccasecca (FR) and 7 minutes from the A/1 "Autostrada Del Sole" motorway exit.

The area where it is located is served by all public utilities and school buses.

Once we arrive on the property we find a driveway access with an automatic gate that invites cars to a large outdoor parking area.

The Villa built in the 80s is completely fenced with well-kept walls and hedges that ensure privacy for a possible swimming pool.

The functionality of the interior spaces has been designed to ensure maximum comfort and relaxation in the living area where we find a large living room with a glass window, a study, a dining room with fireplace, a large kitchen and a bathroom.

In the sleeping area on the ground floor there are two double bedrooms with two bathrooms attached.

Going up to the first floor we have various passageways, three bedrooms, a bathroom and a room for a possible cloakroom or other uses.

The Villa has two large porches, the first in the area in front of the living room and another in the back for outdoor barbecues.

This beautiful property was renovated thanks to the energy efficiency intervention (Eco-Bonus) in 2022 and is classified in energy class A3.

The Villa is completed by a large and graceful garden with ornamental plants.

Furthermore there is the possibility of dividing the house into two real estate units.

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

## Certification

**Energy Class:** A3

## Property Informations

**Address:** Via d'Aquino

**Zip Code:** 3038

**Bedrooms:** 6

**Bathrooms:** 4

**Rooms:** 13

**State of Preservation:** Excellent

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 1990

**Balconies:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

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





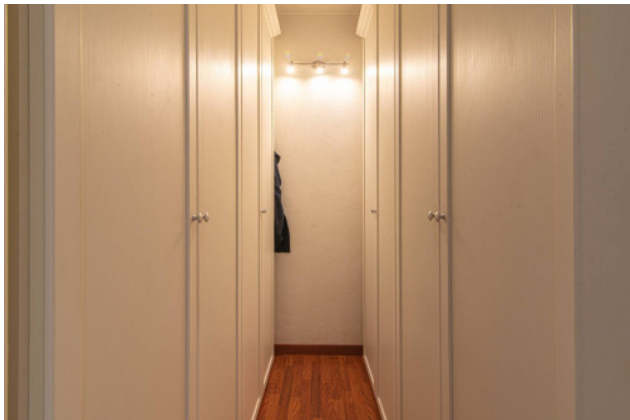




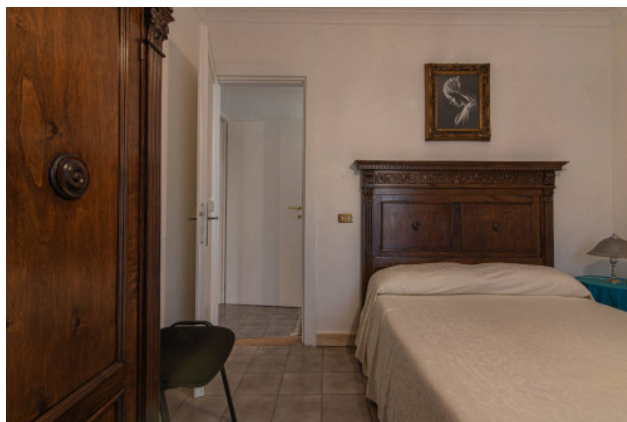




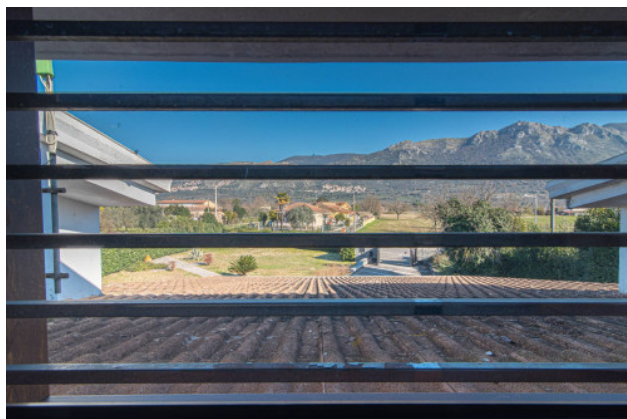
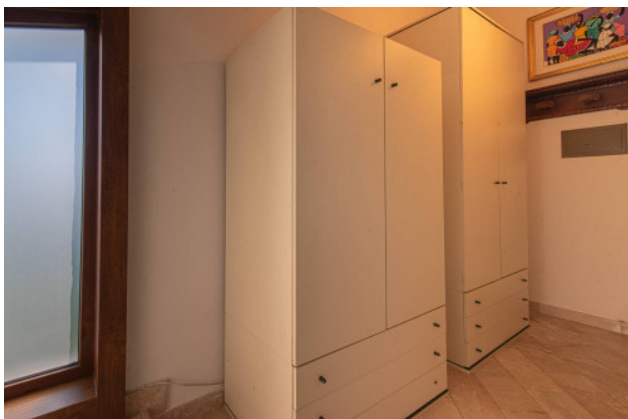




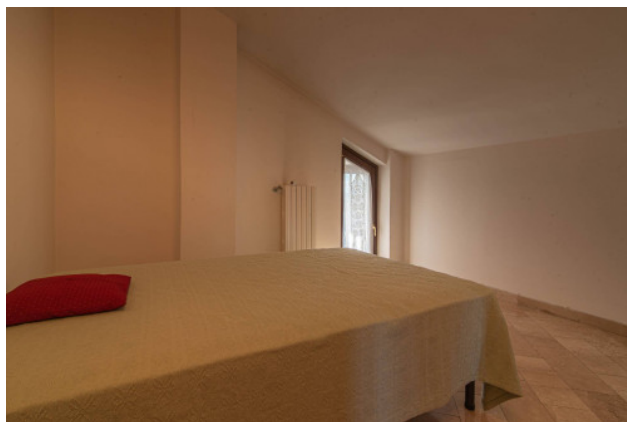








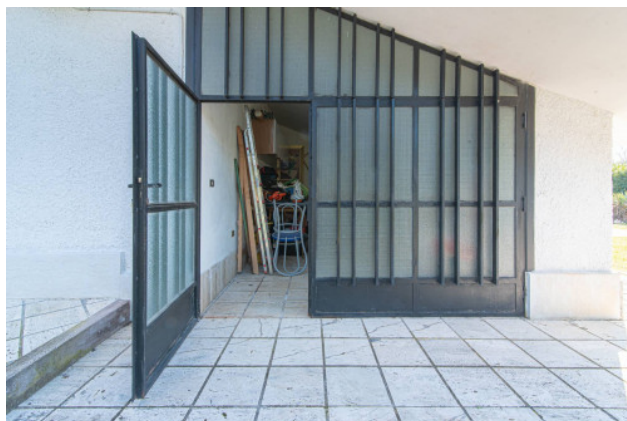




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