

**Villa**  
**€ 295.000**  
**Ref. AC99-149-1248**



**550 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 17**

**"Hadrian's Villa"**

In the heart of Ciociaria, nestled among the hills of the Ernici Mountains, stands the characteristic medieval village of Monte San Giovanni Campano, well known for the numerous turrets (36) built along the walls to defend the historic center, for its Castle still very well preserved and for the sumptuous Renaissance-style ducal palace which is located not far from the Castle.

Just outside the historic centre, a few kilometers away and in a dominant position, is Villa Adriana, an independent villa on three levels with a large surrounding garden and swimming pool.

Villa Adriana, built around the 1980s, has the typical characteristics of Italian homes: large internal spaces, spacious and panoramic balconies, basement with garage and enclosed garden with ornamental plants and flowers surrounding a swimming pool with a panoramic view of the surrounding countryside.

The villa has a total area of about 450 m2 on two levels, in addition to the basement floor of about 100 m2 which can be used and suited to various possibilities (hobby room, wine cellar, garage, technical shed).

The first floor, completely renovated and in perfect condition, has an area of about 220 square meters and consists of an entrance hall, large double living room with dining room, an eat-in kitchen with fireplace embellished with local stone finishes, three large bedrooms and two bathrooms respectively with hydromassage shower and hydromassage tub.

The ground floor communicates with the first floor via an internal staircase which connects the two large apartments.

The apartment on the first floor has roughly the same size as the one on the ground floor but has not been renovated, even though it is habitable.

From the first floor, the bedrooms enjoy a very suggestive view of both the garden of the villa and the surrounding hills.

The balconies are spacious and cover most of the bedrooms.

From the apartment on the first floor, an internal staircase leads to the attic area, consisting of a large room with bathroom (perfect as an additional guest bedroom).

The roof is in good condition, as are all the systems and fixtures on the ground floor.

The basement offers two large rooms that you can make the most of.

The villa is completed by a covered garage adjacent to the main entrance.

The villa is surrounded by a garden of about 1000 square meters, well-kept and embellished with flowers and ornamental plants, with a barbecue area where you can relax with family and friends while enjoying the panoramic swimming pool.

The furnishings in the villa can be purchased in agreement with the seller.

Villa Adriana is the ideal home for a large family who love to spend time in harmony with nature, the quiet of the landscape but also the convenience of having every service 5 minutes away by car.

Its raised and very panoramic position distinguishes it from the other villas in the neighborhood and makes it unique in its kind.

Excellent turnkey solution for those who do not want to give up the beauty of a villa with swimming pool.

For information call 0776566289 or +39 3348094290.

## Property Informations

**Address:** Via San Onofrio, 23

**Zip Code:** 3025

**Bedrooms:** 7

**Bathrooms:** 5

**Rooms:** 17

**State of Preservation:** Good

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 1980

**Balconies:** Present

**Terrace:** Present

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

**Kitchen:** Regular Kitchen

**Box:** Single, 80 sq.m

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

## 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

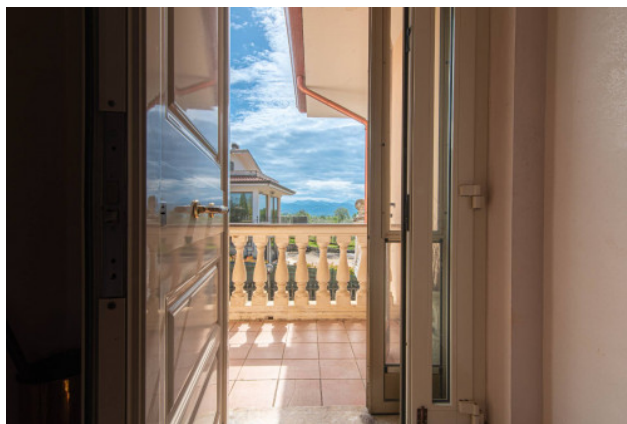
Shopping Centers

Municipal Offices

















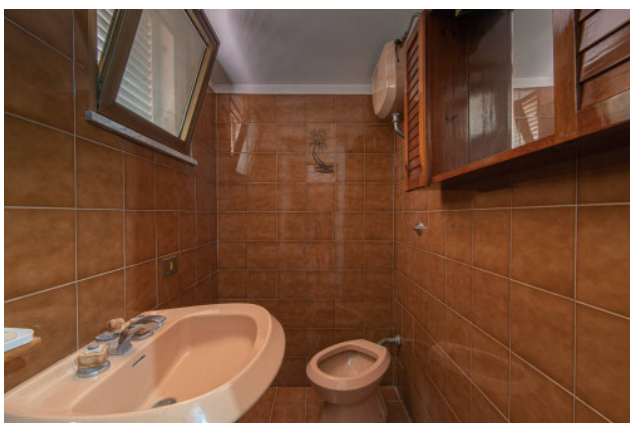
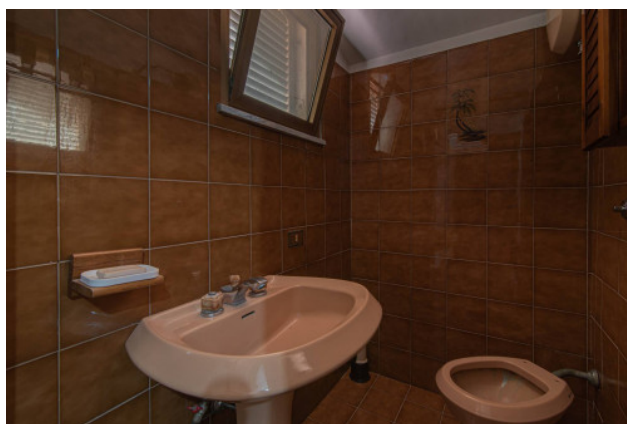
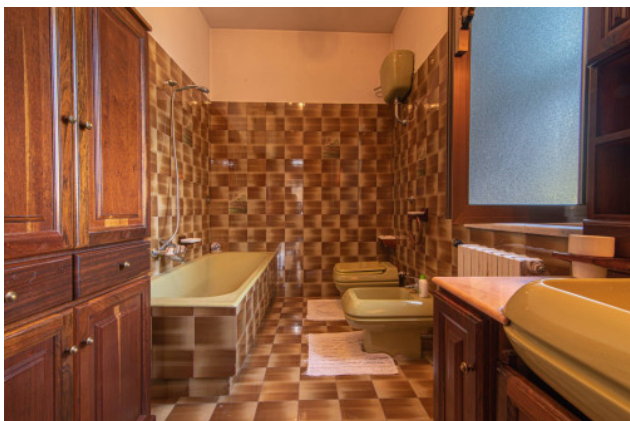
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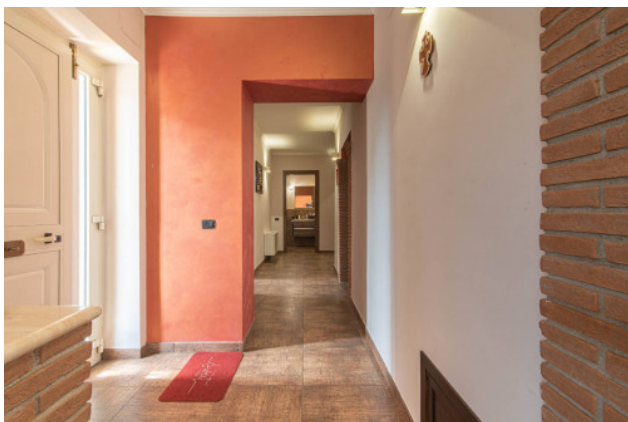




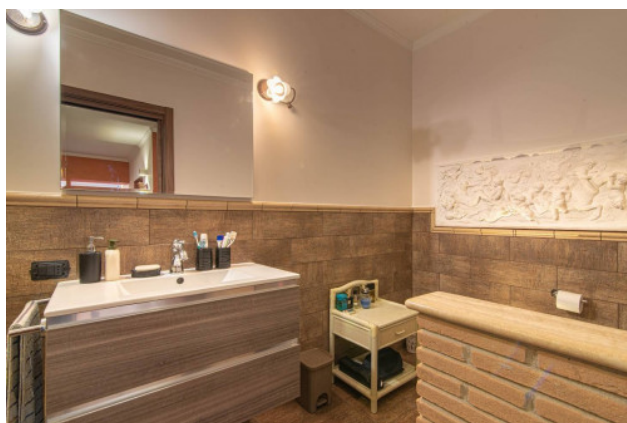
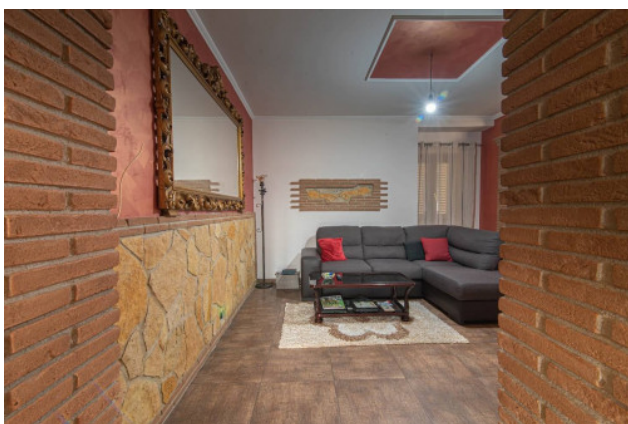




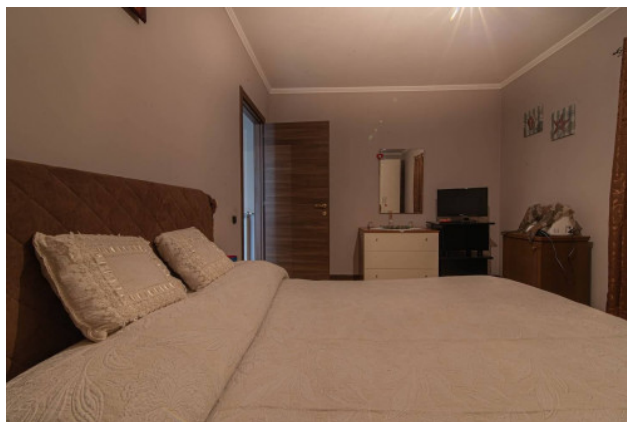
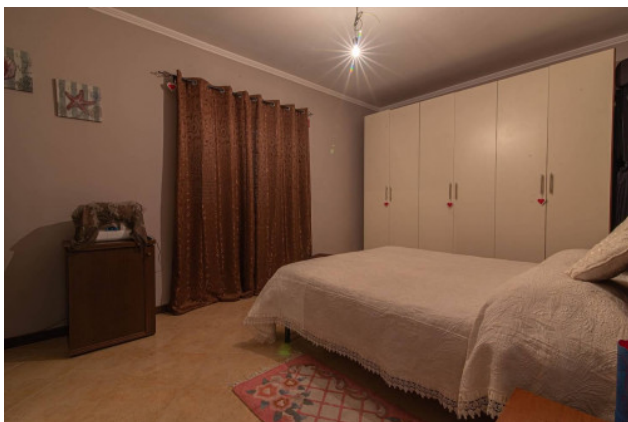
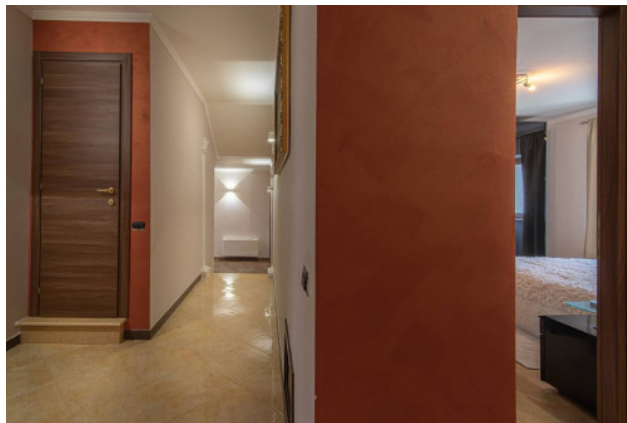




















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