

**Rustic**  
**€ 180.000**  
**Ref. AC99-149-1255**



**580 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 20**

**Villa Pompeii**

In the municipality of Pico, a few steps from via Leuciana, the state road that connects several towns, we offer for sale in a hilly position, an elegant reinforced concrete building to be finished with a large park of one hectare.

The property is spread over four levels, the floor below the street is about 160 square meters, intended as a garage and storage; the ground floor is also 160 m2, with a large entrance hall, majestic open staircase that embraces various floors, double living room, eat-in kitchen with dining area, two bedrooms and a bathroom; the first floor of 160 square meters consists of a central hallway that divides the various rooms of the sleeping area, master bedroom with bathroom and walk-in closet, three further bedrooms with bathroom and a small terrace; on the second and last floor there is the hobby room, a large loft of about 100 square meters, on its sides we find the area used as an attic, ideal as a large closet.

The total surface area is approximately 580 m2, of which 420 m2 for residential use and the remainder as a warehouse or shed.

The structure is in reinforced concrete, dating back to 1994, all the partitions have already been built internally with the various arrangements of the systems unlike the roof and the roof, completed in 2010, therefore still in perfect condition.

The large park of one hectare surrounding the property allows the construction of an infinity pool, taking advantage of the hilly terrain on which the property stands.

Once finished and the works completed, thanks to the idea with which it was conceived, it will be one of the most elegant properties / villas in the area.

Excellent investment.

For information or appointments 3493400492 - For international Clients 00393348094290

## Certification

**Energy Class:**

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## Property Informations

**Address:** Via Serile, snc

**Zip Code:** 3020

**Bedrooms:** 6

**Bathrooms:** 3

**Rooms:** 20

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 4

**Parking:** Uncovered Parking

**Age Construction:** 1990

**Balconies:** Present, 6 sq.m

**Garden:** Private, 10.000 sq.m

**Kitchen:** Regular Kitchen

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

## Features

ADSL Coverage

Cellar: 80 □

Fastweb Coverage

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices









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

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