

Villa
€ 750.000
Ref. AC99-149-1274



482 sq.m | Bathrooms: 8 | Bedrooms: 9 | Rooms: 28

"KEPAZIA RESIDENCE"

In the enchanting setting of Paestum, at the gates of Cilento, in an area that still speaks of ancient mills and peasant houses, of paths traced by pastures and ancient stone bridges, stands a characteristic village, surrounded by typical Mediterranean vegetation, between vineyards and olive groves: Giungano.

Its sunny and panoramic position has favored over the years the creation of cellars open to tasting local wines (San Salvatore, Polito, Vannulo) and to the production of the famous DOP mozzarella thanks to the breeding of buffaloes from Campania.

In such a scenario, just 40 km from Salerno, about 60 km from Amalfi, 70 km from Pompeii and about 100 km from Naples, we offer for sale an exclusive charming residence: DIMORA KEPAZIA.

DIMORA KEPAZIA, a splendid recently built villa, finely furnished and surrounded by a park of about 5000 square meters, is the ideal place for those who want to treat themselves to a corner of Italy with a breathtaking view and unique emotions.

The villa, built in 2012 with high quality materials and local stones, has an area of about 482 square meters and is characterized by two independent but adjacent structures.

The main entrance immediately lets you glimpse the bright, spacious and precious living room which is accessed through an internal balcony in chestnut wood and glass with floor lighting with automatic switching on as you pass which ends in a corridor from which the rooms and the kitchen area.

Walking along the balcony one is immediately fascinated by the strong and unique style and character of the furniture, a mix of classic, historical and modern objects combined with a superb and captivating taste in colours.

The kitchen, habitable and equipped with industrial equipment, has windows overlooking the garden and with a door that facilitates

access to a comfortable outdoor patio, surrounded by fragrant jasmine and garden flowers. The living room is the strong point of the entire villa: very high ceilings, large glass windows with access to the garden, wooden details and finishes and country-chic furnishings. The large and bright space offers a "dining" area with a very large table and a sitting area with sofa and armchairs, overlooking the garden.

On the ground floor, adjacent to the kitchen, we find a living room, a large bedroom, a bathroom (also designed for the disabled) and a laundry-ironing room which opens the way to the garage area.

This area of the villa has been designed to accommodate at least 3-4 large cars, a very large woodshed and a safe-room with armored door (treasury).

The sleeping area is accessed from the ground floor via a staggered staircase where we find 2 other large bedrooms, one of which has an open wooden mezzanine and very high ceilings.

In this area of the villa there is also a terrace of about 120 square meters from which to admire the relaxing surrounding landscape.

Leaving the living room and walking along the patio, you enter the second residential block, independent and autonomous, where we find 3 double bedrooms with bathroom, each with a delightful outdoor patio of about 20 square meters with a view of the landscape.

One of the three solutions has been designed on two levels, with a living room and kitchenette, as well as a bedroom with bathroom.

Each room is tastefully furnished and impresses with its choice of warm and welcoming colours.

This part of the estate has been designed as the perfect solution for short-term rentals.

Both structures, the main villa and the second body, benefit from the use of an appurtenance consisting of a room on the ground floor which is very useful for any type of private event with separate access doors and bright windows.

The garden of the estate offers a large dance floor (designed for tango), a platform for heliotherapy, a barbecue area with a small vegetable garden full of local spices and perfumes.

The most panoramic area of the garden has a pool for meditation and relaxation (3x4), from which to admire the olive trees and various fruit trees (cherry, fig, walnut, lemon, apricot).

The garden has the right size to offer walks outdoors, moments of relaxation and full psycho-physical regeneration.

The house, with attention to the smallest details, has anti-intrusion external fixtures in galvanized iron and wood and internal fixtures in PVC and wood.

The whole villa is equipped with hot-cold air conditioners and in some rooms there are very characteristic ceiling fans.

The floor of the entire villa has heating and cooling for total comfort in both summer and winter.

The estate is completed by solar panels, an alarm and video surveillance system with cameras and internal monitors connected to surveillance, a large car park that can accommodate up to 30 cars, wi-fi connection, solarium and library.

DIMORA KEPAZIA is a pearl set among the beauties of a territory rich in traditions, ancient values and authentic flavours.

A unique experience, an out of the ordinary property for those who love the true ideal of the Italian "dolce vita".

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

Property Informations

Address: Via di Mezzo, 1/A

Zip Code: 84050

Bedrooms: 9

Bathrooms: 8

Rooms: 28

State of Preservation: Restored

Level: Buildings

Total Floor: 3

Parking: Carport

Age Construction: 2012

Balconies: Present

Terrace: Present, 120 sq.m

Garden: Private, 11.000 sq.m

Kitchen: Regular Kitchen

Box: Quadruple

Features

Terrace: 120 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Jacuzzi

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Nearby

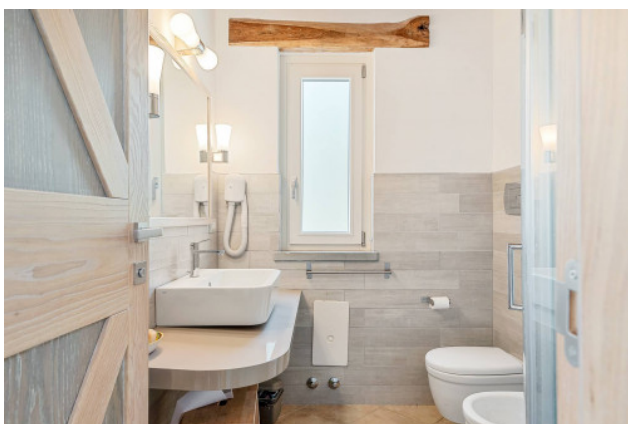
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

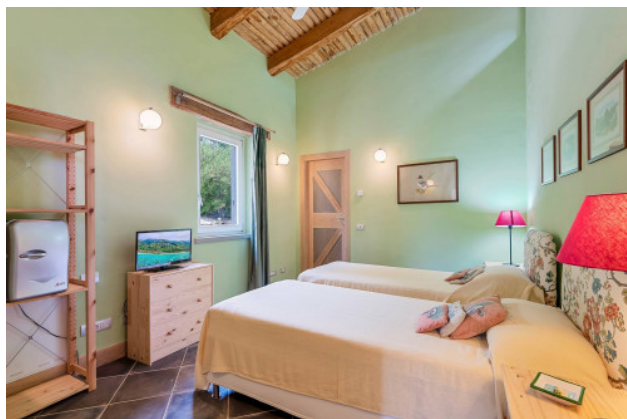




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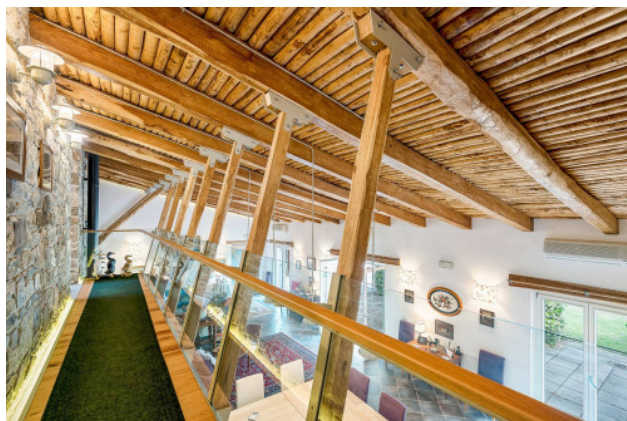
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