

**Villa**  
**€ 245.000**  
**Ref. AC99-149-1285**



**200 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8**

"Villa Rossella"

In Cassino, near the "Panorama" shopping center, precisely in Via Polledrera, we sell exclusively, a beautiful recently built villa on two levels, with land.

The Villa has a surface area of approximately 200 m2 and is partially to be finished on the ground floor.

It consists of: entrance, a large and bright kitchen with living room (open space) with large windows overlooking the surrounding greenery.

The living area enjoys excellent light thanks also to the choice of white furniture, which gives further brightness to the rooms.

A staircase leads to the upper floor, used as a sleeping area where we find two large bedrooms, two beautiful bathrooms and a walk-in closet.

The spaces are comfortable and well organised.

The systems are up to standard and the heating is independent.

The Villa is equipped with all services including a spring water well, useful for irrigating the garden.

The Villa is surrounded by flat land of approximately 3,000 m2.

Ideal solution for lovers of autonomy and tranquility a stone's throw from every service.

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

## Certification

**Energy Class:** B

## Property Informations

**Address:** Via Polledrera, snc

**Zip Code:** 3043

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 8

**State of Preservation:** Excellent

**Level:** On two-levels

**Age Construction:** 2010

**Balconies:** Present

**Terrace:** Present, 8 sq.m

**Garden:** Private, 3.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace: 8 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

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

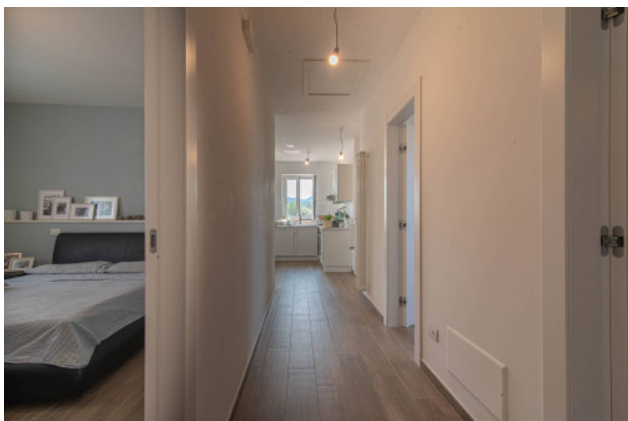
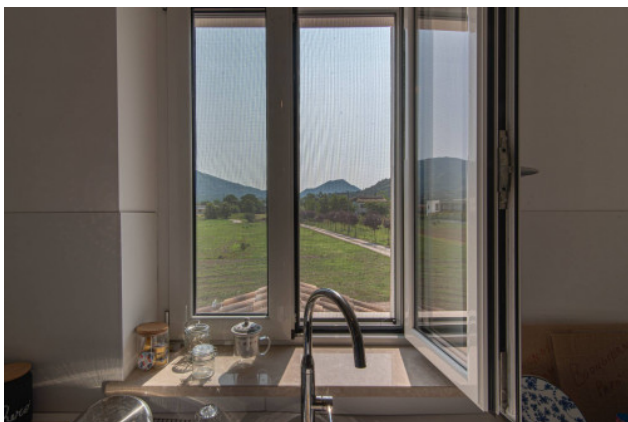
Shopping Centers

Municipal Offices



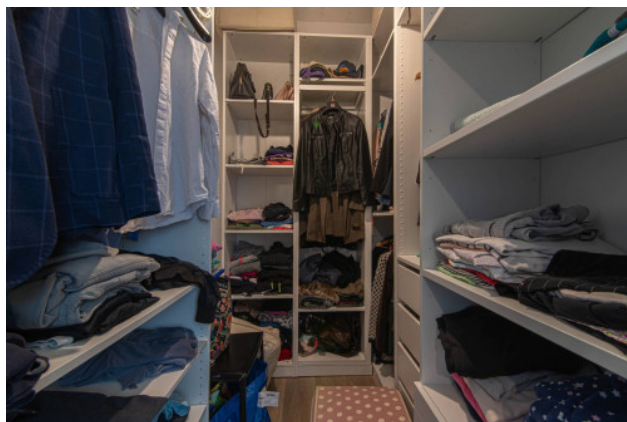


















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