

Villa

€ 248.000

Ref. AC99-149-1295



450 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 18

Villa Lina

In Ceccano, (via Gaeta) we offer for sale an elegant villa with private ornamental garden and dependance, on three levels, very bright with 360 degree exposure.

The property is well fenced with a stone-effect sandblasted tuff block wall with a net and hedge above, which guarantee total privacy and confidentiality. The entrance gate is electric, made of iron and wood and supported by important tuff columns, coming from the Viterbo area.

Entering the courtyard, you can see the refined handmade local stone flooring, which makes you understand how much this property was built with attention to the smallest details. On the ground floor we have two entrances, both with armored door and preceded by two porches, one of 50 sq m and the other serving the kitchen of 15 sq m, it is made up of a large hallway, lounge with fireplace, eat-in kitchen, two double bedrooms, bathroom, closet. The first floor can be accessed both internally and externally with two distinct and separate staircases, we find a double living room with open kitchen in masonry and wood, dining room, two double bedrooms, study (or third bedroom), two bathrooms, closet and semi-perimeter balcony.

On the floor below the street there is the laundry area and garage, with a third wooden porch, for a further 100 m2, also ideal as a hobby room or rustic kitchen.

In the rear part of the garden, there is a second small house in tufa blocks, used today as a woodshed and cellar, but if necessary, if finished arranging, it can very well become an additional relaxation area, serving a swimming pool, which can be built in the garden surrounding.

As mentioned, the Villa is in an excellent state of maintenance, in 2020 both the roof, made of laminated wood and new tiles, and the

aforementioned ground floor were even renovated. The interior doors are made of wood, the window frames in PVC with thermal break with white enamelled iron railings, all alarmed with a Verisure system and the terracotta floors.

As for the heating system, it is powered by a biomass boiler that works with both wood and pellets, the radiators are on the PT in aluminum and on the P1 in cast iron, there is also the LPG tank with the two boilers, one for floor and the external predisposition for methane gas.

The garden is about 1500 square meters, all perfectly maintained with a large variety of ornamental plants, an ancient olive tree and a well used for irrigation.

Unique investment.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Gaeta, 171

Zip Code: 3023

Bedrooms: 5

Bathrooms: 3

Rooms: 18

State of Preservation: Excellent

Level: Buildings

Total Floor: 3

Parking: Uncovered Parking

Balconies: Present

Terrace: Present, 65 sq.m

Garden: Private, 1.500 sq.m

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 65 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 100 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Shutters

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

Municipal Offices



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