

Villa

Confidential Negotiation

Ref. AC99-149-1305



300 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

"Villa Lysiade"

In Gonzaga (MN), in a quiet residential area, and more precisely in Via Lysiade Pedroni, we offer for sale a luxurious villa with swimming pool, finely restored with quality materials.

The completely fenced-in Villa offers maximum privacy for enjoying daily life to the fullest and lends itself perfectly to hosting any type of event.

The property is on two levels and is composed as follows: on the ground floor we find a very impressive representative entrance, a large living room, an eat-in kitchen with dining area, a dining room with veranda overlooking the pool, a bathroom and a technical room which can be used as a cellar-storage-warehouse.

A characteristic internal marble staircase leads to the first floor (sleeping area) where we find three large double bedrooms, each with private bathroom as well as a large panoramic terrace overlooking the garden and swimming pool.

The attic floor is equipped with independent systems compared to the rest of the property where it is possible to obtain an independent apartment as it is composed of three bedrooms, a bathroom and a balcony.

The property includes an exclusive well-kept garden of about 400 square meters as well as a double garage of about 35 square meters.

The Villa is in excellent condition, is equipped with all comforts, has an independent heating service as well as a hot/cold air conditioning system set up for all the rooms.

The furniture is included in the sale.

The energy class of the house is F.

One of a kind investment.

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

Certification

Energy Class: F

Property Informations

Address: Via Lisiade Pedroni, 12

Zip Code: 46023

Bedrooms: 3

Bathrooms: 3

Rooms: 8

State of Preservation: Excellent

Level: On two-levels

Parking: Carport

Balconies: Present

Terrace: Present

Garden: Private, 400 sq.m

Kitchen: Regular Kitchen

Box: Double, 35 sq.m

Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Jacuzzi

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

