

Villa

€ 248.000

Ref. AC99-149-1328



300 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 14

Villa Marissa

In Arce (Campanile area) we are pleased to offer for sale a charming independent villa built on three levels with private park, two swimming pools, porch and large, completely fenced yard.

The property is in excellent condition, it was built in 1979 with a tuff block structure and a reinforced concrete roof.

The villa is surrounded by a delightful green park, full of fruit trees and ornamental plants, while on the opposite side there is a large concrete square where there was previously a tennis court and car parking.

Internally it is composed on the ground floor of a double entrance, double living room with adjoining dining room, kitchen, dining room with peninsula and stone fireplace, two bedrooms, two bathrooms and a large porch.

Both the internal staircase (now closed) and the external one lead to the first floor, where there is a second apartment, made up of a large living room with open kitchen, three large bedrooms, bathroom and 60 m2 terrace. On the ground floor there are the garage and the two cellars.

An important element is certainly the installation of two types of solar panels, one for the production of electricity with the installation of a heat pump and air conditioners, the other panels for hot water.

In addition, a first pellet stove is connected directly to the boiler for the ground floor radiators, the second on the first floor simply produces a jet of hot air to heat the rooms.

The villa is fully insulated, an air chamber has been made in the double wall of tuff blocks, guaranteeing an always balanced temperature both in summer and in winter, the fixtures are of two types, part in triple glazed PVC and part in double glazed wood, in

both cases the shutters are in aluminium.

The context in which this property is located is for lovers of nature and relaxation surrounded by greenery, but still just a few minutes by car from the main city services.

Excellent investment.

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

Certification

Energy Class: G

Property Informations

Address: Via Campostefano, 212

Zip Code: 3032

Bedrooms: 5

Bathrooms: 3

Rooms: 14

State of Preservation: Good

Level: Buildings

Total Floor: 3

Parking: Uncovered Parking

Age Construction: 1979

Terrace: Present, 60 sq.m

Garden: Private, 3.000 sq.m

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 60 □

Tv Antenna: Autonomous

Porch: 60 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 40 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices



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