

**Villa**  
**€ 400.000**  
**Ref. AC99-149-1373**



**325 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 14**

"Villa Victoria"

In Cassino, in a quiet and private location and more precisely in Via Collectedro, we offer for sale this beautiful and elegant Villa with garden and swimming pool finished down to the smallest details.

The location of this villa, in Cassino, offers the convenience of having all the necessary services close at hand and a good connection with the main communication routes.

Cassino is a city rich in history and culture, and also offers a wide selection of shops, restaurants and leisure activities to entertain its inhabitants.

The Villa is spread over an area of approximately 325 m2, arranged on two levels plus a basement.

The main entrance leads to a spacious fully equipped kitchen, ideal for cooking enthusiasts and for hosting families and friends.

The main living room, equipped with a fireplace, creates a welcoming and inviting atmosphere, perfect for spending pleasant evenings with friends.

The four bedrooms offer comfort and privacy for all the inhabitants of the villa.

We also find four large and comfortable bathrooms.

This property is equipped with all the necessary amenities for comfortable and pleasant living, including a warehouse, a cellar and a garage to ensure extra space for storing personal items and vehicles.

The attention to detail and finishing is evident throughout the Villa, which is in good condition and ready to be inhabited.

One of the strong points of this Villa is the presence of a large porch and a terrace, which offer the possibility of enjoying outdoor spaces, with a panoramic view of the surrounding garden and the surrounding landscape.

These outdoor spaces can be used for relaxing, sunbathing or organizing outdoor dinners during good seasons.

The large, well-kept garden extends for approximately 11,000 m2, offering an oasis of peace and serenity.

The sale includes an ancient farmhouse on two levels.

The swimming pool is perfect for cooling off during hot summer days and offers an excellent opportunity for moments of leisure and relaxation.

This beautiful Villa is perfect for those looking for a spacious and comfortable home surrounded by greenery, with a swimming pool to cool off in and an ideal location.

For more information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** F

## Property Informations

**Address:** Via Colledro, 29

**Zip Code:** 3043

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 14

**State of Preservation:** Excellent

**Level:** On two-levels

**Parking:** Carport

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 11.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

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





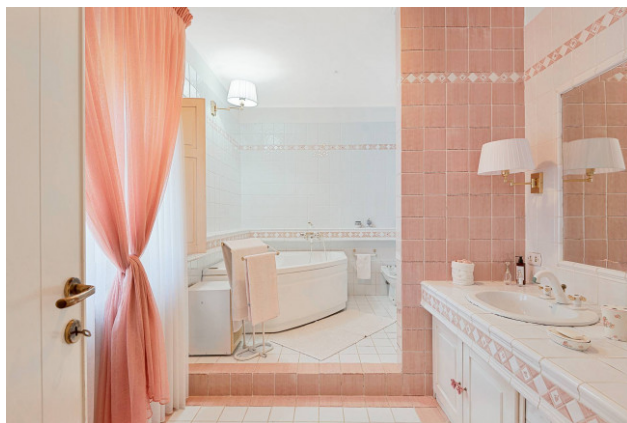
**Alfano Real Estate S.r.l.**

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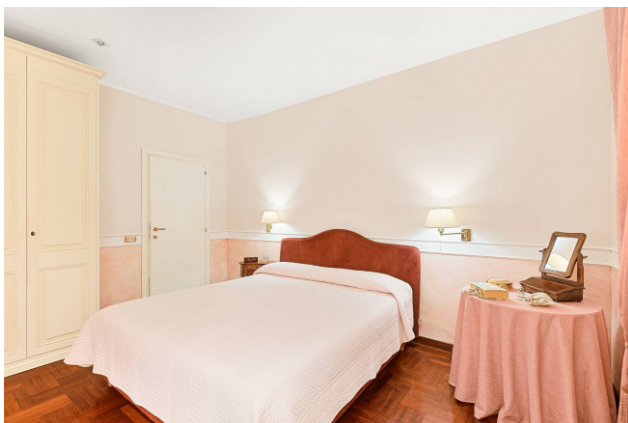
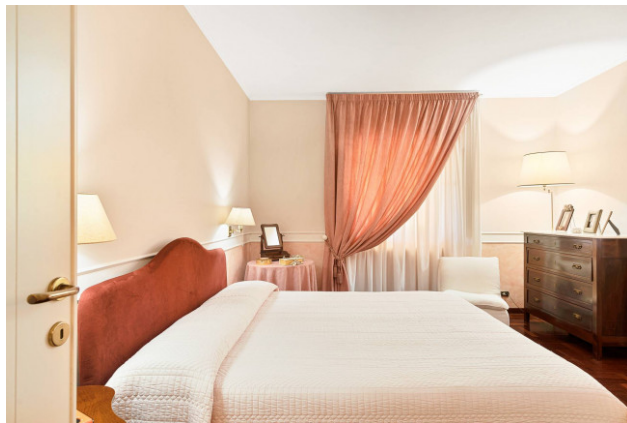




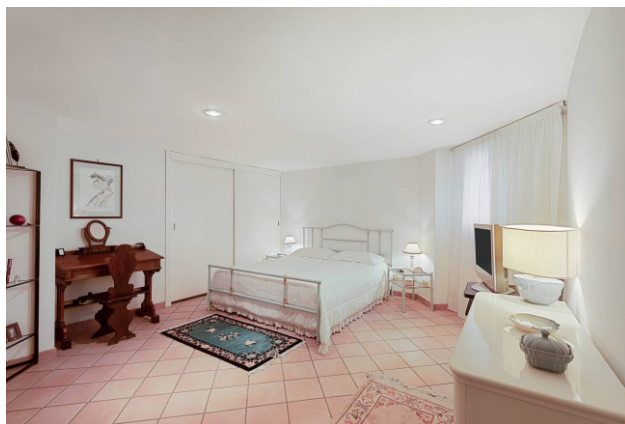




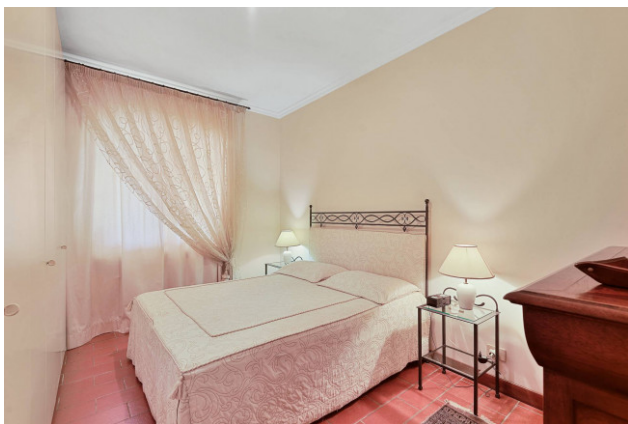
























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