

Villa
€ 398.000
Ref. AC99-149-1374



700 sq.m | Bathrooms: 5 | Bedrooms: 9 | Rooms: 25

"Sera Palace"

In Rocca D'Arce (Via Santa Lucia), we are pleased to offer for sale a detached house spread over three levels, with courtyard and garden for a total of approximately 2000 m2 for exclusive use.

The property was built in the mid-70s, is in excellent condition and inside there are 4 apartments (two per floor) and on the ground floor various commercial premises and storage previously used as a supermarket, bar and storage rooms.

The total surface area is approximately 700 m2 and the presence of numerous partitions allows many changes to be made to the various internal environments.

The exposure of the property is optimal, which guarantees excellent brightness and airiness on all the various floors.

Internally the villa is divided as follows:

Ground floor used for commercial use, divided into 5 different rooms plus two bathrooms and boiler room;

On the first floor we find two similar apartments, one is in good condition comprising entrance hall, lounge, kitchen, two bedrooms, bathroom, balcony, already habitable, while the other is completely renovated, with entrance, double living room with fireplace, kitchen, three bedrooms, two bathrooms and a terrace.

On the second floor there are two further apartments identical to each other but to be finished, both comprising entrance hall, lounge, kitchen, two service bedrooms, closet and small terrace.

The Villa is completely fenced, has the convenience of having a double entrance which allows for possible internal subdivision if inhabited by multiple families, the garden is flat with some fruit trees and an evergreen hedge which guarantees excellent privacy.

The structure is made of reinforced concrete, the roof is in excellent condition and does not require extraordinary maintenance, the

fixtures are partly wood, partly aluminum with roller shutters and independent methane gas heating.
 The electrical and plumbing system in the apartments on the first floor is fully functional while on the second floor for the further two units it is to be completed.
 The furniture is partially present, giving the buyer the opportunity to customize the rooms according to their tastes and needs.
 As there are various balconies, a terrace and the garden, it is possible to enjoy a suggestive panoramic view and/or to spend pleasant moments outdoors.
 This villa is an excellent opportunity for those looking for a spacious, well-maintained property with all the amenities necessary for a comfortable and relaxing life but also lends itself to a purchase for use other than residential, for example as a RSA or accommodation facility.
 There is the possibility of being able to purchase the ground floor used for commercial use separately.
 Excellent investment.
 For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Santa Lucia, snc	Zip Code: 3030
Bedrooms: 9	Bathrooms: 5
Rooms: 25	State of Preservation: Good
Level: Buildings	Total Floor: 3
Parking: Uncovered Parking	Age Construction: 1973
Balconies: Present, 10 sq.m	Terrace: Present, 30 sq.m
Garden: Private, 2.000 sq.m	Kitchen: Regular Kitchen

Features

Terrace: 30 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 20 □
Fastweb Coverage	Fireplace	Air-Conditioned
Telephone System	Shower	Wooden Window Frames
Aluminum Frames	Shutters	

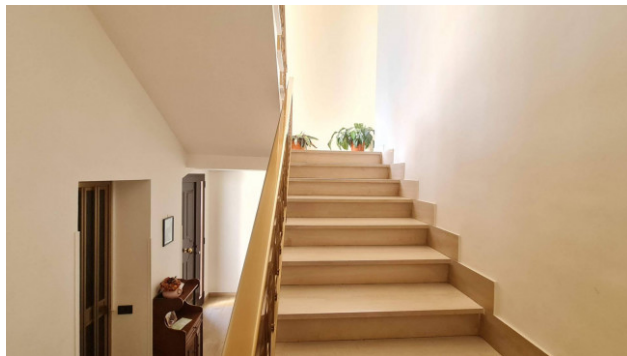
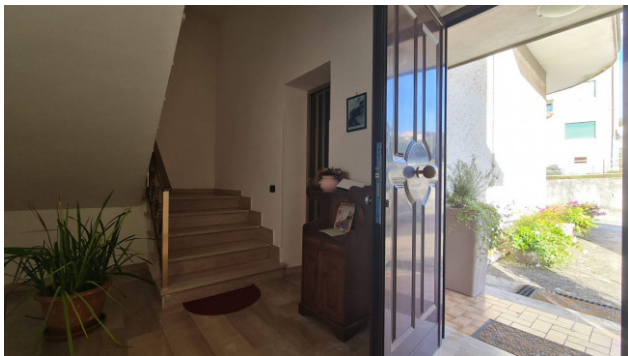
Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
Cafe	Post Offices	Municipal Offices	



Alfano Real Estate S.r.l.

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