

Villa

€ 270.000

Ref. AC99-149-1377



214 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

"Villa of Flowers"

In Aquino, in a quiet residential area, on the border with the municipality of Piedimonte San Germano and more precisely in Via Castelluccio, we offer for sale a beautiful newly built villa with private garden.

The Villa is spread over two levels and boasts a total surface area of approximately 214 gross m2.

On the ground floor, we find a welcoming entrance-living room with kitchenette, perfect for evenings in the company of family or friends, a comfortable pantry, an ideal study for working from home and a large garage to comfortably park your car.

On the first floor we have the sleeping area consisting of three spacious bedrooms and two bathrooms, which offer all the comfort you will need.

Additionally, you will enjoy a balcony overlooking the garden, perfect for sipping a cup of coffee in the morning or relaxing after a long day.

A great advantage of this villa is the integrated photovoltaic system, which will allow you to save on your energy bill and contribute to protecting the environment.

In fact, the property has energy class A, guaranteeing a high level of energy efficiency.

The heating system is powered by LPG gas with a condensing boiler, ensuring high thermal comfort throughout the year.

Furthermore, in all rooms there are connections for the installation of an air conditioning system and the provision for a chimney in the living room, in case you want a fireplace.

The property shares a well with the other villa in the complex, guaranteeing an additional water resource for the garden and plant care or for a possible swimming pool.

The private garden of approximately 2000 m2 is the icing on the cake of this Villa, perfect for spending pleasant moments outdoors, organizing parties or simply enjoying the tranquility and beauty of the surrounding nature.
 This solution is ideal for those who want a modern, spacious and comfortable home and at the same time close to all services.
 For more information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: A1

Property Informations

Address: Via Castelluccio

Zip Code: 3031

Bedrooms: 3

Bathrooms: 2

Rooms: 10

State of Preservation: Excellent

Level: On two-levels

Parking: Carport

Age Construction: 2023

Balconies: Present, 16 sq.m

Terrace: Present

Garden: Private, 2.000 sq.m

Kitchen: Regular Kitchen

Box: Single

Features

Terrace

Tv Antenna: Autonomous

Porch: 31 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

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

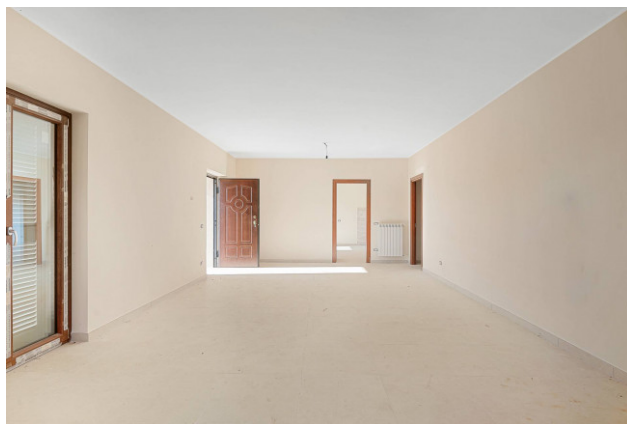
Shopping Centers

Municipal Offices



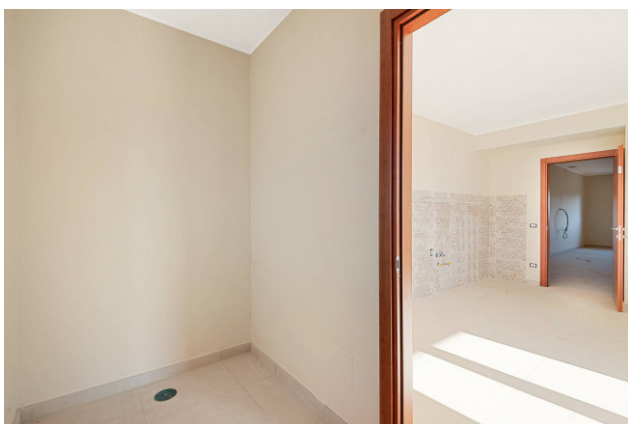
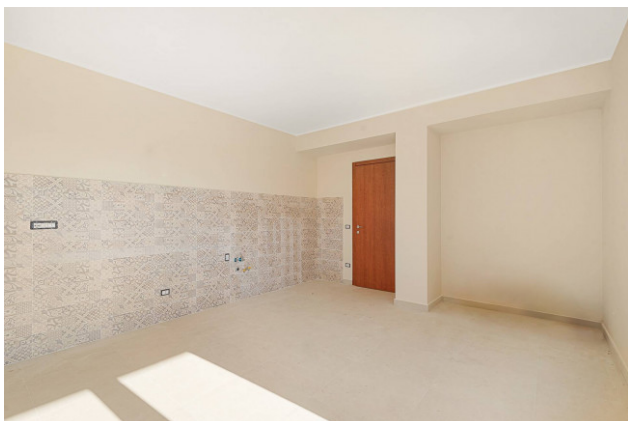
Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603



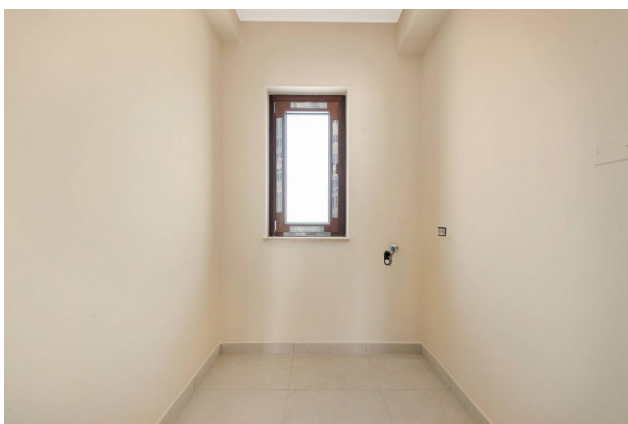
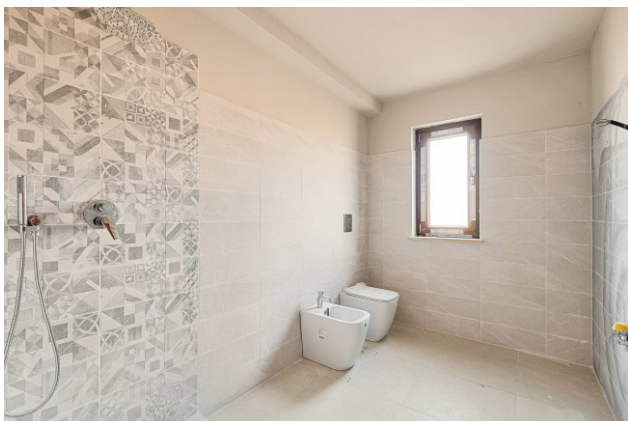
Alfano Real Estate S.r.l.

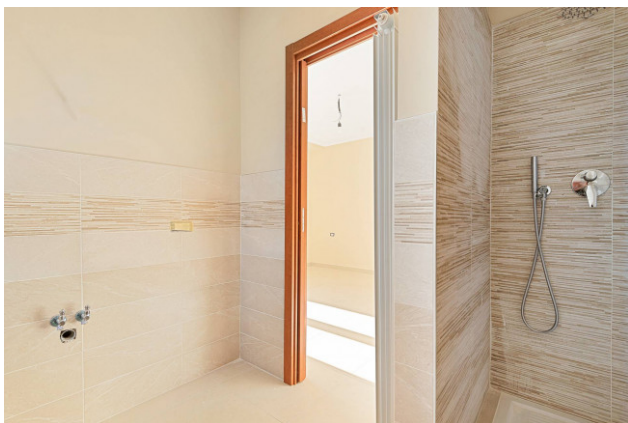
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603

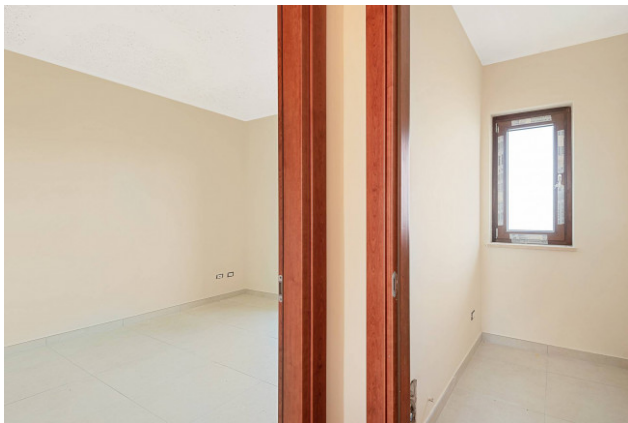


Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603







Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603



Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603