

## **detached house**

### **€ 250.000**

### **Ref. AC99-149-1389**



**520 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

#### "Don Benedetto House"

In Santopadre, in a quiet and residential area, a few steps from the center and more precisely in Via Don Benedetto Scafì, we offer for sale an interesting detached house with garden and land of approximately 510 m<sup>2</sup>.

The property, in excellent condition, has been recently renovated with "ecobonus" on the outside and photovoltaic systems have been installed, which allow solar energy to be exploited, guaranteeing significant energy savings.

The house is on two levels, for a total surface area of approximately 520 m<sup>2</sup>.

On the ground floor we find rooms, which can be finished and transformed into an additional apartment.

This space offers many possibilities, for example it could be used as an annex for guests or as a professional studio or on a hospitality level as a restaurant or pub.

Going up to the first floor, we access the main apartment, which is completely habitable.

The entrance leads us to a large hallway, from which we can reach the various rooms.

The kitchen is spacious and functional, perfect for preparing delicious meals for family and friends.

The dining room offers ample space for convivial dinners and is connected to the living room, the ideal place to relax and spend pleasant evenings with friends.

The apartment has two closets, perfect for storing items and equipment.

In the sleeping area we find four bedrooms which offer ample space for large families or to host relatives and friends and two comfortable bathrooms.

Furthermore, there is a panoramic balcony that offers a breathtaking view of the surrounding area, characterized by uncontaminated

naturalistic panoramas.

The property also features an attic with ample potential, which offers additional space that can be used according to your needs.

The house boasts a privileged south-east exposure, enjoying impeccable natural brightness throughout the day.

The surrounding garden offers an ideal green space for moments of relaxation or for organizing outdoor events in total privacy.

The property is completely fenced and offers two entrances, both equipped with a non-automatic car gate.

This feature ensures privacy and security for residents.

This property represents a fantastic opportunity for those who want to live in a quiet area surrounded by nature or it could be ideal for those who love to try new adventures even at a hospitality level (B&B, retirement home).

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

## Certification

**Energy Class:** C

## Property Informations

**Address:** Via Don Benedetto Scafì, 1

**Zip Code:** 3030

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 10

**State of Preservation:** Restored

**Level:** On two-levels

**Age Construction:** 1965

**Balconies:** Present

**Garden:** Private, 510 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Aluminum Frames

## 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

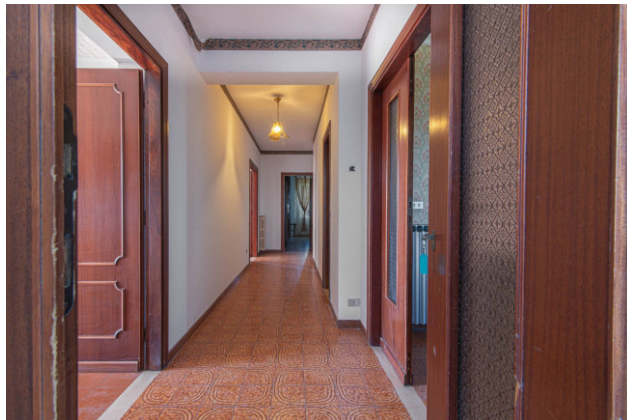












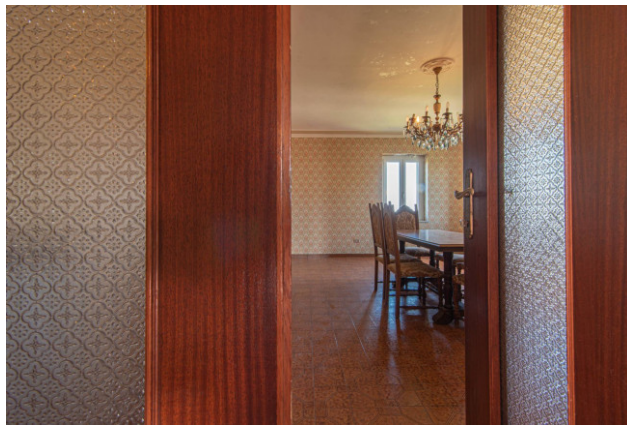
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