

semi-detached villa

Borgo San Michele

€ 690.000

Ref. AC99-149-1392



250 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 16

Villa Laura

In Latina (near Borgo San Michele), we are pleased to offer for sale an elegant semi-detached villa with private access, a large ornamental park of over 2 hectares with a 6 x 10 fresh water swimming pool.

The villa has a reinforced concrete structure, was completed in 2006 and is currently in a perfect state of maintenance. Approximately 2000 m2 of garden around the property is fenced, two thirds with a net and a laurel hedge over 3 meters high, the remaining part with a reinforced concrete dividing wall and an irrigation system, which makes the lawn always green throughout the seasons.

From the electric galvanized iron gate, we are welcomed by a lovely avenue of about 80 meters which leads us either to the internal garage, or to the covered external wooden car park adjacent to the entrance door. A lovely 25m2 patio with handcrafted wrought iron table and chairs precedes the armored door.

Internally it is composed of a double living room with open kitchen and custom-made peninsula, the casket door separates the living area from the sleeping area, made up of two bedrooms, two bathrooms, master bedroom with walk-in closet and three balconies.

An elegant wooden staircase connects entirely to the floor below, a large open space of over 80 m2 with fireplace, second built-in kitchen with granite top, study, bathroom and closet. This floor is entirely protected by a cavity which guarantees protection from possible humidity from the embankment.

Returning externally to the property park, the variety of well-kept ornamental plants present catches the eye, palm trees, poplars, cycads (dwarf palms), fir, olive trees and a delicious citrus grove made of oranges, mandarins and lemons.

The Villa and the swimming pool are powered by a well over 35 meters deep, which allows for considerable savings on normal water costs.

Adjacent to the swimming pool there is a lovely porch of approximately 30 m2, with outdoor table, wood-burning oven, dressing area with adjoining engine room, external bathroom with double shower.

Everything is illuminated by lanterns placed in every corner of the garden and on the entrance path.

The two hectares of land outside the ornamental garden are flat, but need to be fenced. As for the systems, they are all in perfect working order, both the electrical one and the hydraulic one connected to the aforementioned well, for gas there is methane, plus in the living room and in the bedrooms there are hot and cold air conditioners.

Unique property of its kind and surrounded by nature, but at the same time not far from city services (300 metres) and from the sea, only 8 km away.

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

Certification

Energy Class: E

Property Informations

Address: Via Monte Lepini

Zip Code: 4100

Bedrooms: 3

Bathrooms: 3

Rooms: 16

State of Preservation: Excellent

Level: On two-levels

Total Floor: 1

Parking: Carport

Age Construction: 2006

Balconies: Present

Terrace: Present, 30 sq.m

Garden: Private, 2.000 sq.m

Kitchen: Exposed Kitchen

Box: Single, 18 sq.m

Features

Terrace: 30 □

Tv Antenna: Autonomous

Porch: 20 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 20 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Shower

Aluminum Frames

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



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