

Villa

€ 349.000

Ref. AC99-149-1394



500 sq.m | Bathrooms: 4 | Bedrooms: 10 | Rooms: 25

Villa Anna Lisa

In Aquino, in the heart of the town a few steps from Piazza San Tommaso, we are pleased to offer for sale an elegant curtained villa of 500 m2 spread over three levels with an ornamental garden and fine finishes inside.

The property has four different accesses, both pedestrian and vehicular, two car garages and a marble flooring that embraces the entire perimeter of the Villa.

On the mezzanine floor we find the various reception areas, characterized by Portuguese marble floors and original ceramics from the Amalfi Coast, coming from Vietri Sul Mare, consisting of a triple entrance, double living room, tea room, kitchen, dining room, study, service, closet and small terrace; A wonderful marble staircase leads us to the first floor, where there is the sleeping area, a characteristic balcony paved in Vietri ceramic, connects the four bedrooms, the bedroom, the two bathrooms, the 35 m2 terrace and the 30 m2 veranda. m2.

The third and last level is semi-underground, but with regular heights, and consists of a large central atrium, a second rustic eat-in kitchen with fireplace and wood-burning oven, storage room, two large rooms used as a former doctor's office, service and room water heater. This last floor has been entirely insulated, furthermore there is a large perimeter cavity which allows the walls to breathe, without any trace of humidity.

Structurally the Villa is in excellent condition, even the roof does not require extraordinary maintenance, the systems are all present, the electricity is still active, as is the water, while the methane gas has been disconnected. The windows are made of original wood with roller shutters, renovated a few years ago.

The garden is certainly one of the strong points of the property and presents several interesting details such as the two wells, several

fountains and ornamental plants connected by marble paths, but above all, being located in a very central area, it still retains an important residential volume which according to current regulations, allows you to expand the current building or build a second Villa on two levels of a further 330 m2.

One-of-a-kind investment, with possible destination, in addition to residential, as a Rsa or accommodation facility with high income.

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

Certification

Energy Class: G

Property Informations

Address: Via Papa Giovanni Ventitreesimo

Zip Code: 3031

Bedrooms: 10

Bathrooms: 4

Rooms: 25

State of Preservation: Good

Level: Buildings

Total Floor: 3

Parking: Uncovered Parking

Age Construction: 1970

Balconies: Present, 15 sq.m

Terrace: Present, 80 sq.m

Garden: Private, 1.500 sq.m

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 80 □

Tv Antenna: Autonomous

Porch: 30 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 25 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Shower

Wooden Window 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

















