

# Villa

## € 320.000

### Ref. AC99-149-1405



### 500 sq.m | Bathrooms: 4 | Bedrooms: 8 | Rooms: 26

#### Villa Sarra

In Sora (Via Madonna Della Quercia), we offer for sale an elegant independent villa with a large private garden of over 300 m2 which is spread over three levels and is currently in good general condition.

The property is exposed to 360 degrees, and is therefore very bright and airy, its structure is in reinforced concrete made of load-bearing columns, which make it very flexible in case of different distribution of internal spaces.

The entrance gate is electric, it welcomes us immediately after a paved driveway which divides after a few meters: to the left you arrive at the mezzanine floor, where the main entrance to the villa is located, on the right there is the garage area, cellar, boiler room and double covered parking.

The house consists of a triple living room at the entrance with fireplace, kitchen, three bedrooms, study, two bathrooms and a small terrace. The marble staircase leads to the first floor, made up of a large central hallway that connects the three bedrooms, the bathroom and the French window that leads to the large and panoramic terrace of over 100 m2 with an open view of Sora and the surrounding green hills.

On the ground floor below the entrance, in addition to the aforementioned garage and covered parking, there is a large hobby room with a wall fireplace, ideal as a rustic kitchen for dinners and private events and a large cellar with water connection set up as a rustic kitchen.

The garden of the Villa is perfectly flat, inside there are several fruit plants and many walnut trees, it is all fenced with a cemented fence and with a lovely ornamental hedge.

The structure is made of reinforced concrete, the roof is in good condition, it does not require major interventions, the window frames

are made of wood with roller shutters, the systems are all connected, the electrical system is functional, the water and methane gas systems have been suspended in as the Villa is now not inhabited.

The property also retains a residual buildable volume within it, should there be interest in further expanding the top floor.

Excellent investment just a few minutes from the center of Sora.

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

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Madonna Della Quercia

**Zip Code:** 3039

**Bedrooms:** 8

**Bathrooms:** 4

**Rooms:** 26

**State of Preservation:** Good

**Level:** Buildings

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 1965

**Balconies:** Present, 20 sq.m

**Terrace:** Present, 100 sq.m

**Garden:** Private, 3.100 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double, 50 sq.m

## Features

Terrace: 100 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 20 □

Fastweb Coverage

Fireplace

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

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

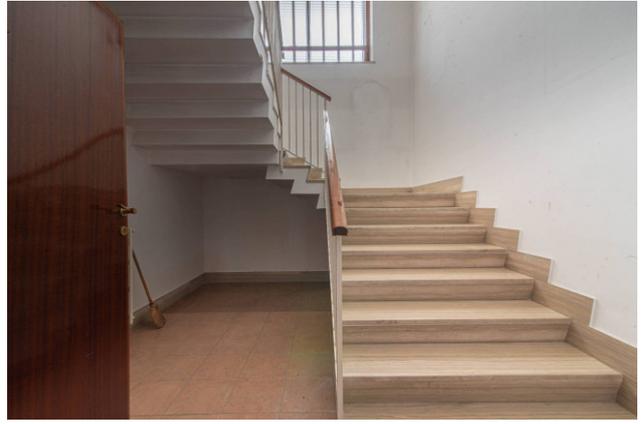






**Alfano Real Estate S.r.l.**

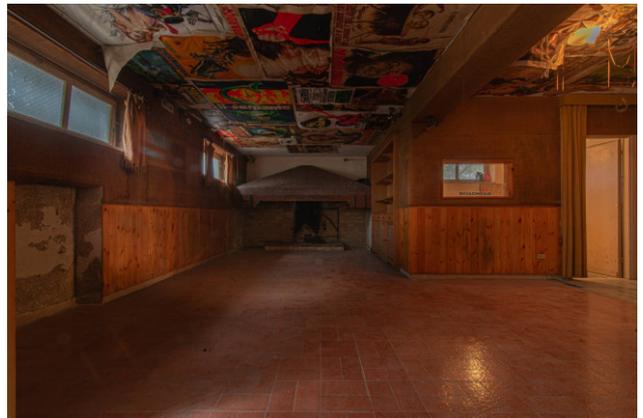
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
VAT 02679640603

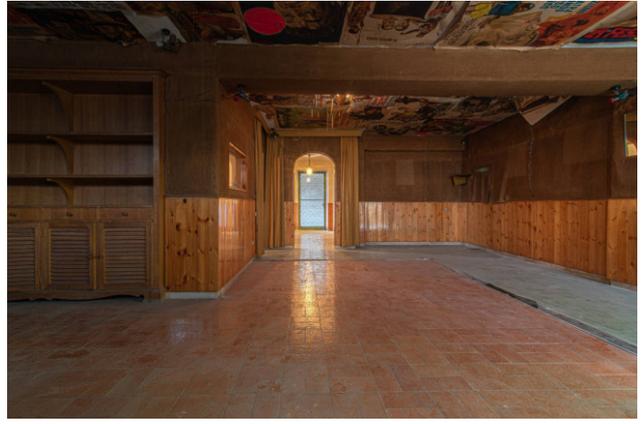


**Alfano Real Estate S.r.l.**

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