

**Villa**  
**€ 1.500.000**  
**Ref. AC99-149-1416**



**450 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 11**

"Villa Piccolo Paradiso"

This wonderful luxury villa, called "Villa Piccolo Paradiso", is located in the prestigious town of Formia, just 1.5 km from the splendid Gianola beach.

Its privileged position offers a breathtaking view of both the surrounding mountains and the Gulf of Gaeta, thus guaranteeing absolute tranquility and relaxation.

The villa is spread over two levels for a total of approximately 450 m2, thus guaranteeing ample space for a comfortable and refined life.

Inside, you will find high-quality finishes and elegant furnishings, giving the property an exclusive and welcoming atmosphere.

The real gem of this property is the beautiful swimming pool, perfect for relaxing and enjoying the sun in total privacy.

The vast garden of approximately 2,000 m2, with attention to the smallest details, offers green spaces where you can spend pleasant moments in the open air.

Furthermore, the internal parking guarantees convenience and safety for its residents.

The interior of the villa consists of a bright living area, a fully equipped eat-in kitchen, five separate spacious bedrooms and four luxurious bathrooms equipped with a hydromassage tub.

Each room is air conditioned, thus guaranteeing maximum comfort at any time of the year.

The property has a panoramic terrace with sea view, ideal for enjoying unforgettable sunsets and romantic dinners.

The possibility of enjoying meals outdoors in the dining area makes this property perfect for enjoying moments of conviviality with friends and family.

The villa is equipped with independent heating and a photovoltaic system to reduce energy consumption from non-renewable sources and help reduce the environmental impact linked to energy production.

The strategic position of the villa, a short distance from the beach and other tourist attractions, makes it the ideal place to spend an unforgettable holiday or to live all year round in an oasis of peace and comfort.

For further information and/or site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** A3

## Property Informations

**Address:** Via degli Archi I Traversa

**Zip Code:** 4023

**Bedrooms:** 5

**Bathrooms:** 6

**Rooms:** 11

**State of Preservation:** Restored

**Level:** On two-levels

**Parking:** Carport

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 2.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Safe-Deposit Box

## 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.**

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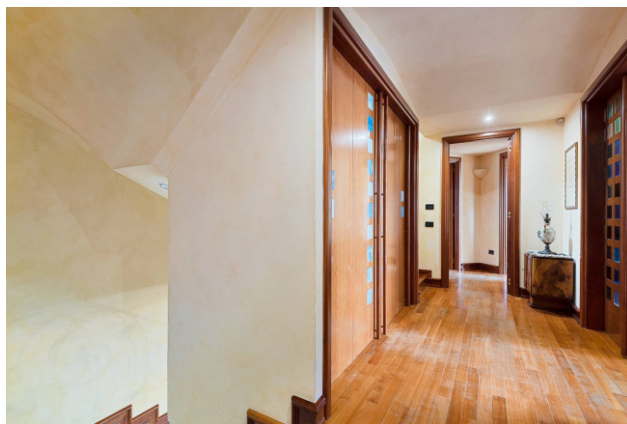








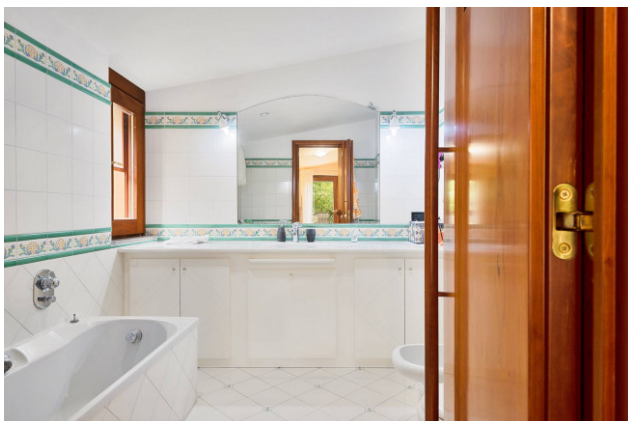
















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