

Villa

€ 279.000

Ref. AC99-149-1425



250 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 18

Villa Elisa

In Gorga, in the green hills that precede the peaks of the Lepini Mountains, a few kilometers from the historic center of the town, we are pleased to offer for sale an elegant villa with a very bright and panoramic private park over the surrounding area.

The property is in excellent condition, having been renovated about 10 years ago and is spread over three levels, one half of which is made of stone, the other of concrete. The garden surrounding the property is completely fenced with netting and ornamental hedges, which guarantee maximum privacy. From the entrance with automatic gate a double porphyry driveway branches off which leads either to the garage / cellar area on the ground floor, or directly to the veranda which precedes the entrance door on the first floor.

Upon entering the Villa, we are immediately welcomed by the large living area, consisting of an entrance hall, double living room with thermo fireplace and triple exposure, three bedrooms, built-in kitchen with second fireplace, two bathrooms and a storage room.

The second floor was finished, but never used, furthermore there is the possibility of creating an internal access with a spiral staircase by opening the attic, or of using the external one, which also currently lacks a staircase, but with the existing entrance door.

It is certainly one of the strong points of the house, a large loft of over 100 m2 with a wooden beamed ceiling, where it is possible to create any environment you want.

On the ground floor, on the side of the embankment, a cavity has been created which protects the Villa from humidity, in addition there are two large cellars and a double garage. Externally the property has been finished down to the smallest detail, where possible, the original stone has been brought to light, expertly restored, while in the residential areas of the first and second floors made of reinforced concrete, the thermal coat has been made, which protects during all year round the house from excessive heat or cold.

In the park surrounding the Villa, there are various centuries-old trees such as pines and various types of oaks, creating a delightful

natural grove; There is also a pergola, which can be used in the summer season for outdoor lunches or dinners. The view is another of the property's strong points, the view is characterized by the surrounding green hilly landscape, interspersed with the historic villages of Anagni and Montelanico. Furthermore, the hilly position guarantees excellent healthiness of the air, despite being also well connected to services and main communication routes such as the Autostrada del Sole.

One of a kind opportunity.

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

Certification

Energy Class: G

Property Informations

Address: Via Prima Traversa San Martino, 4

Zip Code: 60

Bedrooms: 3

Bathrooms: 2

Rooms: 18

State of Preservation: Excellent

Level: Buildings

Total Floor: 3

Parking: Uncovered Parking

Age Construction: 1930

Terrace: Present, 100 sq.m

Garden: Private, 3.500 sq.m

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 100 □

Tv Antenna: Autonomous

Porch: 10 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 80 □

Fastweb Coverage

Fireplace

Parquet

Telephone System

Jacuzzi

Shower

Predisposition for Alarm

Shutters

Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices

Municipal Offices



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