

Villa
€ 349.000
Ref. AC99-149-1434



260 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 13

Villa Annalisa

In Arpino, located a few minutes from the town center in a hilly position, we are pleased to offer for sale an elegant villa immersed in an exclusive property park of over 3000 meters, in an excellent state of maintenance, on two levels.

The structure of the Villa is in reinforced concrete, on the ground floor there is a wonderful 50 m2 wooden porch that precedes the entrance, it is composed of a double living room with marble fireplace, custom-made eat-in kitchen with second fireplace, double bedroom, bathroom and large workshop / garage. The internal staircase leads to the first floor, where we find the sleeping area made up of three bedrooms, bathroom and balcony. All the rooms, the corridor and the staircase are floored with fine parquet.

Externally the park is fenced, with a beautiful ornamental hedge, inside we find a well, a large wooden pergola of approximately 30 m2 ideal for the summer season, a brick barbecue, a bowling green and a stone millstone as external decoration.

In the rear part of the garden, there is a second entrance to the Villa and a small grotto / cellar useful as a pantry or woodshed, being a cool and dry environment.

The Villa will be sold partially furnished, as regards the more valuable furniture, they are not included in the sale price because they are sold separately.

The roof is in excellent condition, the systems are all functioning, with the exception of the electrical one, which is temporarily suspended because the property is not regularly inhabited, the fixtures are made of double-glazed wood with shutters.

Excellent residential solution.

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

Certification

Energy Class: G

Property Informations

Address: Via Sant'Angelo, snc

Zip Code: 3033

Bedrooms: 3

Bathrooms: 2

Rooms: 13

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1985

Balconies: Present, 6 sq.m

Terrace: Present, 40 sq.m

Garden: Private, 3.200 sq.m

Kitchen: Regular Kitchen

Box: Double, 35 sq.m

Features

Tv Antenna: Autonomous

Porch: 40 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 10 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices











