

Villa for sale in Atina

€ 620.000

Ref. AC99-2909



400 sq.m. | Bathrooms: 6 | Bedrooms: 9 | Rooms: 13

"Villa Fontana"

In the splendid setting of the Comino Valley, in the characteristic town of Atina, in a strategic position, not far from the Cassino-Sora provincial road but immersed in the tranquility of a beautiful garden, we offer for sale a completely renovated villa on three levels with a garden of approx. 5000 square meters and a swimming pool with outdoor jacuzzi and a park with olive grove.

The property, finely restored in 2015, is about 400 square meters and consists of 4 apartments of different sizes.

On the ground floor we have two apartments of 120 square meters and 40 square meters respectively with two independent entrances and a laundry room, a large living room with open kitchen and a service bathroom.

The apartment on the first floor instead consists of three bedrooms with three bathrooms and a large terrace overlooking the garden and surrounding greenery.

The villa is completed by a loft of about 50 square meters, finely furnished and equipped with all accessories.

The entire villa is equipped with a video intercom, a photovoltaic system (6 kW), air conditioning on each floor and underfloor heating.

The recent renovation was done considering a 12 cm thick thermal coat with concrete tiles and all PVC fixtures.

The energy class is A4 and each room is equipped with wi-fi.

The villa has a well-kept garden full of evergreen plants that offer shaded spaces on sunny summer days where you can enjoy relaxation and quiet by the pool or in the outdoor jacuzzi, sipping a drink.

On the rear side of the villa there is a park of about 10,000 square meters with about 100 olive trees and a modern container used as a relaxation room for guests, fully equipped and surrounded by nature. The vast park lends itself perfectly to a Glamping project with tents or chalets or containers (at least 4 more than the existing one) for which there is already an authorization.

The strategic position of the villa, close to important historical and cultural sites, such as the Montecassino Abbey and the historic city of Sora, as well as the proximity to the Abruzzo National Park, guarantees a perfect combination both for lovers of nature trails and for enthusiasts of food and wine tours in the Comino Valley (wine testing in the vineyard, e-bike rides in nature).

The villa is turnkey.

The sale price also includes garden equipment and most of the furniture currently available.

Excellent solution for lovers of comfort and privacy one step away from nature, history and the local culinary tradition.

For information call 0776566289 or 3487607909. For english speakers: 00393348094290.

Certification

Energy Class: B

Features

Code: AC99-2909	Reason: Sale
Categoria: Villa	Address: Via Vecchia Sferracavallo, 1472
Zip Code: 3042	Municipality: Atina
Total Square Meters: 400 sq.m.	Bedrooms: 9
Bathrooms: 6	Rooms: 13
State of Preservation: Excellent	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Age Construction: 1978
Balconies: Present	Terrace: Present
Garden: Private	Sea Distance: 10.000 meter
Kitchen: Regular Kitchen	Box: Shed
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Jacuzzi
Shower	Aluminum Frames
Predisposition for Alarm	Safe-Deposit Box

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

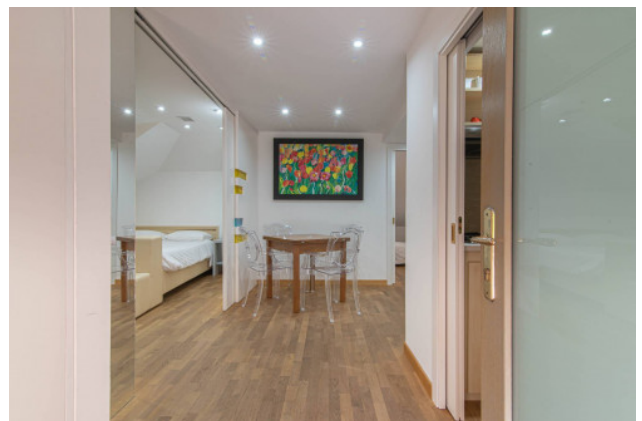
Post Offices

Shopping Centers

Municipal Offices















Alfano Real Estate S.r.l.

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





