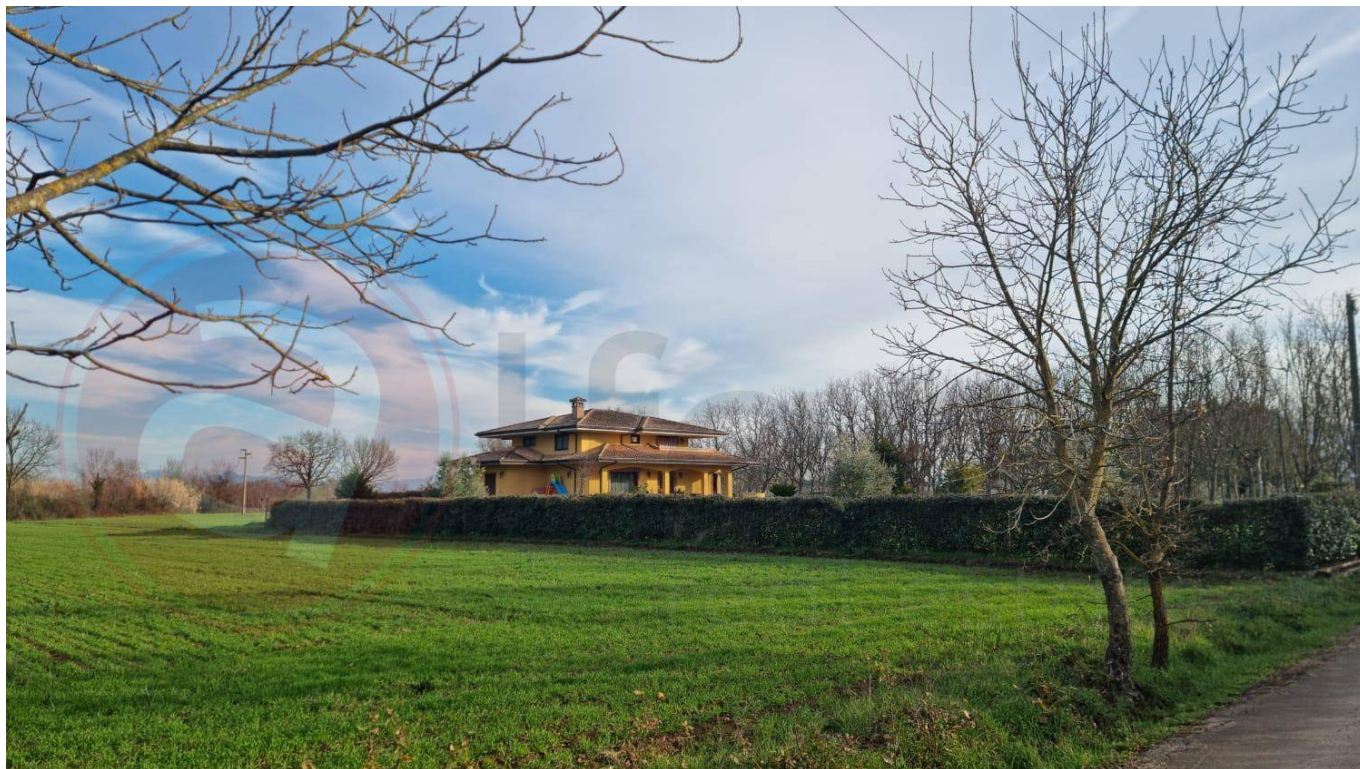


Villa for sale in Castrocielo

€ 318.000

Ref. AC99-149-922



300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

"Villa of the Tower"

In Castrocielo, on Via Campo Cavaliere, we offer for sale a splendid newly built villa, finished with quality materials and immersed in a rare tranquility, surrounded by greenery and the quiet of the countryside.

The property extends over an area of approximately 303 m2 and is set within a large garden of approximately 10,000 m2, completely fenced and embellished with numerous ornamental plants.

A place designed for those who love wide open spaces, privacy, and the pleasure of living in their home in close contact with nature.

Upon entering the villa, you are greeted by a large entrance hall that leads to the bright living area, where the rooms have been designed for comfort and conviviality.

The kitchen, dining room, and living room all merge into an elegant living room featuring a fireplace, creating a warm and welcoming atmosphere, ideal for enjoying unforgettable moments with family or friends.

The ground floor also includes a study, a bathroom, a convenient storage room, and a splendid porch, a true extension of the house to the outdoors, where you can dine on summer evenings, relax, or simply enjoy the beauty of the garden and the tranquility that surrounds the property.

An internal staircase leads to the first floor, dedicated to the sleeping area, which features a refined master bedroom, two additional bedrooms, a bathroom, and a large terrace. The spacious and comfortable rooms lend the sleeping area the perfect atmosphere of intimacy and privacy.

The basement, also internally connected to the villa, offers additional significant space and is intended for a cellar and garage, proving particularly functional for everyday needs.

What makes this property truly special is its outdoor space: over 10,000 square meters of garden and land, a private oasis where you can stroll, garden, host outdoor lunches and dinners, or simply indulge in moments of absolute relaxation away from the noise and bustle, or ideal for building a swimming pool.

The location of Castrocielo adds further value to the property.

The villa is located in a quiet area, yet well-connected thanks to its proximity to Via Casilina and the A1 Milan-Naples motorway, with the Pontecorvo-Castrocielo junction. The Aquino-Castrocielo-Pontecorvo train station is also nearby.

A grand, elegant, and charming home, designed for those seeking more than just a home, but a place to build their own lifestyle: spacious spaces, nature, privacy, and the pleasure of finally feeling at home.

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

Certification

Energy Class: F

Features

Code: AC99-149-922	Reason: Sale
Categoria: Villa	Address: Via Campo Cavaliere, 69/C
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 300 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 9
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Balconies: Present
Terrace: Present	Garden: Private, 10.000 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

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

