

Villa for sale in Maenza

€ 289.000

Ref. AC99-149-966



330 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 12

"Villa Graziella"

Maenza (Via Colle La Penna) in a residential area, a few kilometers from the heart of the town, we offer for sale a completely renovated elegant villa, with a private park of 3000 meters in a dominant and panoramic position.

The property was renovated in the early 2000s and, thanks to constant and meticulous maintenance, is still in perfect condition both inside and out.

The electric gate leads to the private stone courtyard, with a side ramp leading to the double garage. The villa is surrounded by a private park with over 40 olive trees, fruit trees (tangerines, figs, apples, lemons, etc.), and a small vegetable garden.

A stunning stone staircase leads directly to the living area, which includes a spacious living room with a thermo-fireplace, an eat-in kitchen with access to a fantastic terrace, a master bedroom, and a bathroom with a double whirlpool tub. Also on the entrance level is a separate two-room apartment comprising a living room with open-plan kitchen, a bedroom, a bathroom, and a second wooden veranda terrace, ideal as an internal guesthouse for guests or family members.

A key feature of this villa is the layout of the two rooms that make up the sleeping area: they are staggered, with each bedroom located every five steps. After the main staircase, on the right, there is a bedroom with a small terrace and a study. To the left, still on the mezzanine level, are two additional bedrooms, each with a private terrace, a closet, and a bathroom.

In the basement, there is a cellar of over 100 square meters used as a laundry area and food pantry.

All the materials chosen for the property's renovation are top-quality: the doors are armored, the windows are double-glazed with mosquito nets, the floors are terracotta, the roof is in excellent condition, there is independent heating with LPG tank or fireplace, an alarm system, an electric gate, and thermal insulation has also been installed.

The property is being sold almost fully furnished, as most of the furnishings were custom-made.

Villa Graziella is the perfect place to live immersed in the tranquility of nature and the surrounding landscape, yet only a 10-minute drive from the town center.

The ideal home for spending long afternoons in the garden under the shade of centuries-old olive trees and for sharing lunches and dinners with family or friends in the barbecue area.

A house in full Italian style among the Lazio hills and a few km from the sea: a perfect combination of sea and hills.

For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: D

EPgInr: 78.33 kwh/□

Features

Code: AC99-149-966

Reason: Sale

Categoria: Villa

Address: Via Colle La Penna, SNC

Zip Code: 4010

Municipality: Maenza

Total Square Meters: 330 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 12

State of Preservation: Excellent

Level: Buildings

Total Floor: 3

Heating: Heating

Parking: Carport

Age Construction: 2000

Balconies: Present, 4 sq.m.

Terrace: Present, 130 sq.m.

Garden: Private, 3.000 sq.m.

Kitchen: Regular Kitchen

Box: Double, 25 sq.m.

Terrace : 130 □

Tv Antenna : Autonomous

Porch : 40 □

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar : 100 □

Fireplace

Air-Conditioned

Telephone System

Wiring : By Law

Shower

Aluminum Frames

Predisposition for Alarm

Shutters

Nearby

Bike Lanes

Public Transport

Cafe



Alfano Real Estate S.r.l.

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