

Villa for sale in Monte San Giovanni Campano

Porrino

€ 275.000

Ref. AC99-149-1128



600 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 25

Villa Domenica

In Monte San Giovanni Campano, Porrino district, we offer for sale a stately villa of over 500 square meters with a large courtyard, terraces, loggia and garden in a good state of maintenance, with a 360 degree panoramic view that makes it very bright and airy.

The property has a single driveway, but its structure has been designed to be divided into 3 different units.

From the wrought iron gate we are welcomed by a well-kept path in porphyry with a surrounding garden that leads us to the main entrance. It is composed on the ground floor of a large living and reception area, a triple living room of 80 square meters, dining room with fireplace, kitchen, study, two bathrooms, a closet and three large loggias. The peculiarity that is immediately noticeable is the brightness that connects the various rooms, all have a minimum of 3 doors / windows that connect to each other to the terraced outdoor spaces.

An important granite staircase leads to the first floor, where there is the sleeping area. A hallway connects the various rooms with the bathrooms, there are 4 bedrooms and three bathrooms. Also on this floor the comforts or particularities are not lacking, except for one room, all the others have a private panoramic terrace.

Going down to the floor below the entrance which is still completely above ground and dry, we find further comfort zones, a triple living room of over 80 square meters with fireplace, two bedrooms, one used as a private gym, in the other there

is also the predisposition for a second rustic kitchen, service, technical room with autoclave, electric garage for 3 cars and motorcycles and a gap more than one meter wide that protects and isolates the various environments.

The overall conditions are good, just over 5 years ago the roof and the electrical and plumbing systems were redone.

The windows are double glazed with aluminum shutters and wrought iron doors / windows.

It lends itself to multiple uses, if you want you can buy two further plots of building land bordering the property but with independent access, which would allow the construction of a second larger villa, a four-family house. The project exists and has already been approved by the municipality.

Well connected with the main communication routes and with all city services.

Excellent investment.

For information and / or appointments 3493400492 (Federico) - 0776 566289 - For international Clients 00393348094290 (Claudia)

Certification

Energy Class: G

Features

Code: AC99-149-1128	Reason: Sale
Categoria: Villa	Address: Via Porrino, snc
Zip Code: 3025	Municipality: Monte San Giovanni Campano
Zona: Porrino	Total Square Meters: 600 sq.m.
Bedrooms: 6	Bathrooms: 6
Rooms: 25	State of Preservation: Good
Level: Buildings	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Terrace: Present, 40 sq.m.	Garden: Private, 200 sq.m.
Kitchen: Regular Kitchen	Terrace : 50 □
Tv Antenna : Autonomous	Porch : 50 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Parquet	Telephone System
Wiring : By Law	Shower
Aluminum Frames	Shutters

Nearby

Football Fields	Fitness Centers
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	

Rooms

Living Room : 70 sq.m.

Balcony : 80 sq.m.

Gym : 15 sq.m.

Study / Office : 15 sq.m.













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