

Villa for sale in Aquino

€ 320.000

Ref. AC99-149-1376



270 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

"Villa of Flowers 2"

In Aquino, in a quiet residential area, on the border with the municipality of Piedimonte San Germano and more precisely in Via Castelluccio, we offer for sale a beautiful newly built villa with private garden.

This splendid Villa is on two levels and covers an area of approximately 270 gross m².

On the ground floor we find a large entrance that opens onto a bright living room with kitchenette, creating an ideal space to spend pleasant moments with family or friends, a pantry, a study and a comfortable garage, which offers enough space to store vehicles and personal items.

On the first floor, we have the sleeping area consisting of three spacious bedrooms and two bathrooms, ensuring maximum comfort for the whole family and guests.

Additionally, you will enjoy a balcony overlooking the garden, perfect for sipping a cup of coffee in the morning or relaxing after a long day.

This Villa is particularly advantageous from an energy point of view, as it is equipped with a photovoltaic system.

Thanks to this system, you will enjoy a significant reduction in energy costs and contribute to the environment with a lower environmental impact.

Furthermore, the energy class A confirms the energy efficiency of this residence, guaranteeing high levels of comfort and efficiency.

As regards heating, the property is equipped with a system powered by LPG gas with a condensing boiler, all rooms are

designed for the installation of air conditioning and have adequate connections.

Furthermore, a flue has been arranged for a fireplace in the lounge, completing the welcoming and warm atmosphere of this villa.

A further advantage of this property is the presence of a well ensuring further convenience for the water supply or for a possible swimming pool.

The private garden of approximately 2000 m2 is the icing on the cake of this Villa, perfect for spending pleasant moments outdoors, organizing parties or simply enjoying the tranquility and beauty of the surrounding nature.

Thanks to its ideal location (about 10 minutes from Cassino), its large, bright and well-distributed spaces, its energy efficiency and its private garden make this property an unmissable opportunity for those who love tranquility but at the same time close to All the services.

For more information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: A1

Features

Code: AC99-149-1376	Reason: Sale
Categoria: Villa	Address: Via Castelluccio
Zip Code: 3031	Municipality: Aquino
Total Square Meters: 270 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 10
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 2023	Balconies: Present, 21 sq.m.
Terrace: Present	Garden: Private, 2.000 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch : 33 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Predisposition for Alarm	Shutters

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

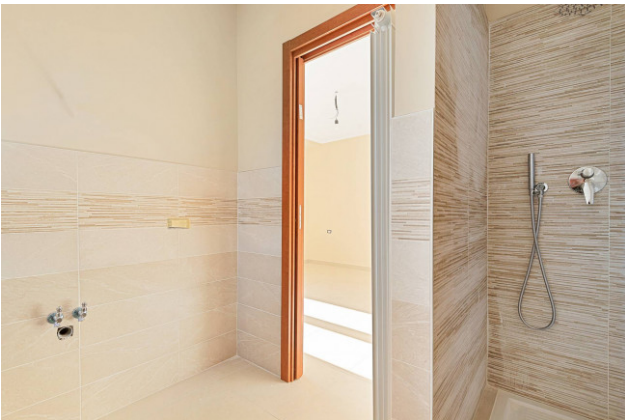
Municipal Offices













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