

## Villa for sale in Aquino

€ 270.000

Ref. AC99-149-1377



**214 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

### "Villa of Flowers"

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.

The Villa is spread over two levels and boasts a total surface area of approximately 214 gross m<sup>2</sup>.

On the ground floor, we find a welcoming entrance-living room with kitchenette, perfect for evenings in the company of family or friends, a comfortable pantry, an ideal study for working from home and a large garage to comfortably park your car.

On the first floor we have the sleeping area consisting of three spacious bedrooms and two bathrooms, which offer all the comfort you will need.

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.

A great advantage of this villa is the integrated photovoltaic system, which will allow you to save on your energy bill and contribute to protecting the environment.

In fact, the property has energy class A, guaranteeing a high level of energy efficiency.

The heating system is powered by LPG gas with a condensing boiler, ensuring high thermal comfort throughout the year.

Furthermore, in all rooms there are connections for the installation of an air conditioning system and the provision for a chimney in the living room, in case you want a fireplace.

The property shares a well with the other villa in the complex, guaranteeing an additional water resource for the garden and plant care 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.

This solution is ideal for those who want a modern, spacious and comfortable home and at the same time close to all services.

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

## Certification

**Energy Class:** A1

## Features

Code: AC99-149-1377	Reason: Sale
Categoria: Villa	Address: Via Castelluccio
Zip Code: 3031	Municipality: Aquino
Total Square Meters: 214 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, 16 sq.m.
Terrace: Present	Garden: Private, 2.000 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch : 31 □	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	



**Alfano Real Estate S.r.l.**

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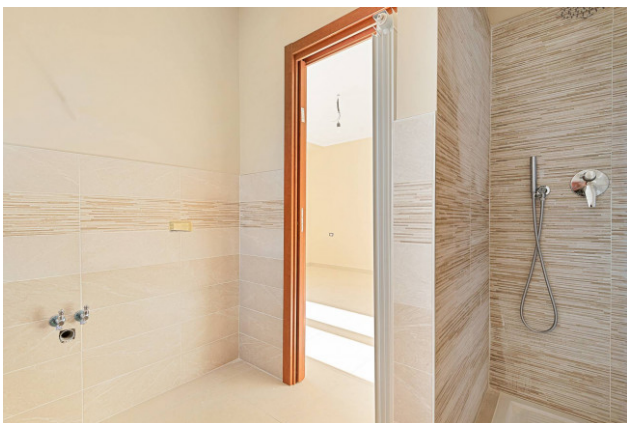




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