

Villa for sale in Gorga

€ 279.000

Ref. AC99-149-1425



250 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 18

Villa Elisa

In Gorga, in the green hills that precede the peaks of the Lepini Mountains, a few kilometers from the historic center of the town, we are pleased to offer for sale an elegant villa with a very bright and panoramic private park over the surrounding area.

The property is in excellent condition, having been renovated about 10 years ago and is spread over three levels, one half of which is made of stone, the other of concrete. The garden surrounding the property is completely fenced with netting and ornamental hedges, which guarantee maximum privacy. From the entrance with automatic gate a double porphyry driveway branches off which leads either to the garage / cellar area on the ground floor, or directly to the veranda which precedes the entrance door on the first floor.

Upon entering the Villa, we are immediately welcomed by the large living area, consisting of an entrance hall, double living room with thermo fireplace and triple exposure, three bedrooms, built-in kitchen with second fireplace, two bathrooms and a storage room.

The second floor was finished, but never used, furthermore there is the possibility of creating an internal access with a spiral staircase by opening the attic, or of using the external one, which also currently lacks a staircase, but with the existing entrance door.

It is certainly one of the strong points of the house, a large loft of over 100 m² with a wooden beamed ceiling, where it is possible to create any environment you want.

On the ground floor, on the side of the embankment, a cavity has been created which protects the Villa from humidity, in addition there are two large cellars and a double garage. Externally the property has been finished down to the smallest detail, where possible, the original stone has been brought to light, expertly restored, while in the residential areas of the first and second floors made of reinforced concrete, the thermal coat has been made, which protects during all year round the house from excessive heat or cold.

In the park surrounding the Villa, there are various centuries-old trees such as pines and various types of oaks, creating a delightful natural grove; There is also a pergola, which can be used in the summer season for outdoor lunches or dinners. The view is another of the property's strong points, the view is characterized by the surrounding green hilly landscape, interspersed with the historic villages of Anagni and Montelanico.

Furthermore, the hilly position guarantees excellent healthiness of the air, despite being also well connected to services and main communication routes such as the Autostrada del Sole.

One of a kind opportunity.

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Certification

Energy Class: G

Features

Code: AC99-149-1425	Reason: Sale
Categoria: Villa	Address: Via Prima Traversa San Martino, 4
Zip Code: 60	Municipality: Gorga
Total Square Meters: 250 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 18
State of Preservation: Excellent	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1930
Terrace: Present, 100 sq.m.	Garden: Private, 3.500 sq.m.
Kitchen: Regular Kitchen	Box: Double
Terrace : 100 □	Tv Antenna : Autonomous
Porch : 10 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 80 □	Fastweb Coverage
Fireplace	Parquet
Telephone System	Jacuzzi
Shower	Predisposition for Alarm
Shutters	

Nearby

Football Fields	Fitness Centers
Bike Lanes	Playgrounds
Railway Station	Public Transport
Kindergarten	Elementary Schools

Cafe

Post Offices

Municipal Offices



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