

## Villa for sale in Picinisco

### € 189.000

### Ref. AC99-149-1469



**413 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 15**

#### Villa Gasbarra

In Picinisco (Loc. Colle Posta), we are pleased to offer for sale a stately villa from the early 1900s, on three levels with a large terrace, garden and 360-degree exposure, sunny and panoramic over the surrounding green valleys.

On the ground floor there are two entrances, a large hallway, a living room with fireplace, a kitchen with fireplace, two bedrooms and a large paved terrace. Through the imposing staircase with an original wrought iron handrail, we access the first floor, where there are five bedrooms and a bathroom. On the second and last floor we find three large rooms, formerly used as a granary, now perfect for the creation of a hobby room with a second bathroom.

This Villa, despite the recent Superbonus works, has retained many of its original finishes and features that distinguish it: the floors are in hexagonal cement tiles of various colors, the ceilings are very high and airy, close to 4 meters, the roof with exposed beams and tiles and the fireplaces are in excellent condition and fully functional.

The improvements made concern the roof, on which photovoltaic panels with a 6 kW system have been installed, thermal insulation on all four facades 15 cm thick, replacement of the old wooden window frames with thermal break ones and the roller shutters, also redone new and electric.

Internally the property is mostly to be cleaned, so in a short time it can be made fully functional and habitable. The paved external terrace can be used in part as a parking lot, it can accommodate up to 4 cars. The garden instead is about 1000 meters and is flat and exposed to the south east, ideal for creating a relaxation area in total privacy.

Excellent opportunity for lovers of period villas in green, quiet and sunny settings.

For information and/or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

## Features

Code: AC99-149-1469	Reason: Sale
Categoria: Villa	Address: Via Colle Posta
Municipality: Picinisco	Total Square Meters: 413 sq.m.
Bedrooms: 6	Bathrooms: 2
Rooms: 15	State of Preservation: Good
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1900	Terrace: Present, 200 sq.m.
Garden: Private, 1.000 sq.m.	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Aluminum Frames	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	









