

semi-detached villa for sale in San Giovanni

Incarico

€ 395.000

Ref. AC99-149-1470



1.100 sq.m. | Rooms: 20

"Villa Sabrina"

In San Giovanni Incarico, in an exclusive setting surrounded by nature and more precisely in Via Pozzi Petroleum, we offer for sale a magnificent prestigious semi-detached villa.

The strategic position of the property, close to the town centre and a few kilometres from the cities of Rome and Naples, allows you to enjoy all the comforts of urban life, without giving up the tranquility and beauty of the countryside.

The property extends over a total area of 1,100 m², divided into two independent residential units of 550 m² each.

Both units have a 90m² underground cellar, ideal for storing equipment or creating a relaxation area.

The features of the homes are of the highest standard, with large bedrooms, luxurious bathrooms and bright and welcoming living spaces.

The master bedroom, with a generously sized en suite bathroom, overlooks a 130 m² living room, while the kitchen and study offer functional and well-organised spaces.

The surrounding park of 4,400 square meters is cared for down to the smallest details, with plants and trees that create an atmosphere of relaxation and well-being.

The luxury finishes, with Calagatta marble carpets and fine inlays, give a timeless elegance to the rooms.

The portion of the property to be finished offers the possibility of customizing the spaces to your taste, thanks to the

presence of floors and internal stairs already installed, ready to accommodate the final coverings.
 With the addition of the floors and bathroom coverings, the Villa will become a true architectural jewel, ready to be lived in and appreciated in all its beauty.
 This one-of-a-kind Villa represents an unmissable opportunity for those seeking a prestigious residence, in an exclusive location and well connected to the main cities and attractions in the area.
 Possibility of separate sale at a price of €145,000.00 for the unit to be finished and €250,000.00 for the finished unit.
 For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: D

Features

Code: AC99-149-1470	Reason: Sale
Categoria: semi-detached villa	Address: Via pozzi petrolio, snc
Zip Code: 3028	Municipality: San Giovanni Incarico
Total Square Meters: 1.100 sq.m.	Rooms: 20
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 2010	Balconies: Present
Terrace: Present	Garden: Private, 4.400 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	

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.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
VAT 02679640603



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