

## Villa for sale in Pontecorvo

### € 178.000

### Ref. AC99-149-1500



**186 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7**

#### "Lilian House"

In Pontecorvo, in the tranquility of the residence of Contrada Melfi di Sotto, we offer for sale this interesting villa representing the perfect combination of space, comfort and functionality.

Located in a residential area, the property is suitable for families looking for a peaceful environment, without sacrificing proximity to services.

The residential area where the property is located is particularly appreciated for its tranquility and safety, making it ideal for families and nature lovers.

The property is on two levels of approximately 186 square meters and is composed as follows: in the basement we find a convenient technical room that serves as a storage room and garage, ideal for storing equipment and vehicles while on the mezzanine floor we have the living area that stands out for a large and bright living room, characterized by large windows overlooking the veranda, perfect for spending pleasant moments of relaxation outdoors.

The eat-in kitchen offers enough space for family lunches or dinners with friends.

The sleeping area consists of three bedrooms, one of which has direct access to the terrace, making every awakening private and peaceful, and a functional bathroom.

All rooms are equipped with air conditioning, ensuring an ideal climate in every season.

The thermal aluminum frames and shatterproof double glass provide high standards of acoustic and thermal insulation, while the independent LPG heating and the thermo fireplace offer efficiency and control over energy costs.

The property is surrounded by a land of about 2000 square meters, with large green areas and a well, perfect for those who want to grow a vegetable garden or simply enjoy an outdoor space.

The annex, used as a rustic kitchen and cellar, represents an added value for those who love to entertain guests or want a functional space dedicated to hobbies and passions.

The villa is completely fenced and equipped with an automatic driveway gate, ensuring safety and privacy.

Suitable solution for those who love to live in tranquility and surrounded by nature but a few steps from all services.

For further information and/or on-site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** E

## Features

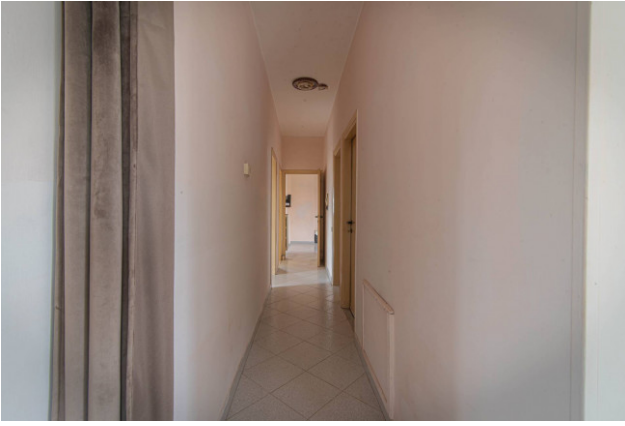
Code: AC99-149-1500	Reason: Sale
Categoria: Villa	Address: Contrada Melfi di Sotto, snc
Zip Code: 3037	Municipality: Pontecorvo
Total Square Meters: 186 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 7
State of Preservation: Good	Level: On two-levels
Heating: Heating	Balconies: Present
Terrace: Present	Garden: Private, 2.000 sq.m.
Kitchen: Regular Kitchen	Box: Double, 32 sq.m.
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

## 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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