

## Villa for sale in Roccasecca

**€ 310.000**

**Ref. AC99-149-1586**



**507 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 12**

### "Villa Ilaria"

Located in the heart of Roccasecca, in via P, a few meters from all services (schools, offices, pharmacy, gyms, shops, train station), Villa Ilaria represents an excellent opportunity for those who want to live in a context of comfort, elegance and functionality, without giving up the convenience of being in a central and well-connected area.

The property extends over a surface area of approximately 510 square meters distributed on three levels, offering large and well-organized spaces, ready to accommodate the needs of a modern and dynamic family.

The exterior of the villa is a real gem: a garden cared for down to the smallest details envelops the entire property, creating an oasis of tranquility and privacy.

The lush greenery, embellished with plants and flowers, invites you to relax in the open air, ideal for outdoor lunches, summer dinners or simply to enjoy the pleasure of a well-maintained outdoor space.

The automatic gate ensures safety and convenience, allowing comfortable and effortless access to the property.

At the back of the villa, a wrought iron gazebo offers the right space for outdoor breaks in total tranquility and privacy.

The villa also includes a garage to conveniently park your car in maximum safety.

Inside, Villa Ilaria is in excellent condition, ready to be inhabited.

The rooms are spacious, bright and cared for with attention to detail.

The living area consists of a large and bright living room, ideal for moments of conviviality and relaxation, enriched by large windows that allow the entry of abundant natural light.

The wooden furniture in the living area enriches the rooms with charm and authenticity.  
The spacious and functional eat-in kitchen invites you to share convivial moments and can easily accommodate dining tables for family and friends.  
The upper floor hosts five bedrooms, all generously sized and tastefully furnished, offering intimate and comfortable spaces for every member of the family.  
Three finely finished bathrooms ensure practicality and functionality, eliminating any problems of space and daily management.  
The attention to detail is also evident in the choice of materials and finishes, which give a welcoming and elegant atmosphere.  
On the upper floor there is a habitable attic area, finished with taste and attention, perfect as a study, hobby room or additional living space.  
This additional area further expands the possibilities for customizing the home, making it versatile and perfect for every need.  
The top floor of the villa enjoys a generous terrace, sunny and suitable for enjoying a complete view of the neighborhood and the garden.  
This outdoor space represents a great added value for moments of relaxation even without leaving home.  
For heating and thermal comfort, the villa is equipped with a modern pellet stove and a fireplace, which create a warm and welcoming atmosphere during the colder seasons, also helping to contain management costs.  
All utilities are present and functioning, ensuring maximum autonomy and practicality.  
Villa Ilaria represents an ideal solution for those who wish to live in a quiet but well-connected context, with all services within easy reach.  
An unmissable opportunity for those looking for a prestigious residence, ready to welcome new owners in an environment of great charm and functionality.  
For information call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1586	Reason: Sale
Categoria: Villa	Address: Via Po, snc
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 507 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 12
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

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**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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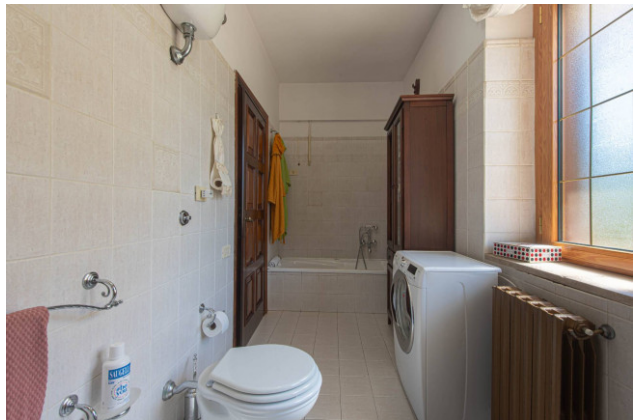
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