

## detached house for sale in Torrice

**€ 109.000**

**Ref. AC99-149-1704**



**210 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 13**

### Villa Joyce

In Torrice (Via Ceci), in an elevated and panoramic position, we offer for sale a historic detached villa with a courtyard and large garden, very bright and with quadruple exposure.

The house is in excellent condition, having been renovated just over 10 years ago, a mix of historic and modern, but retaining original finishes such as the original floors from the early 1900s.

The garden surrounding the villa is fenced. Once past the automatic gate, a convenient concrete driveway leads to two parking areas, one covered with a wooden canopy and the other uncovered, adjacent to the entrance.

Internally, the ground floor comprises a large living room, eat-in kitchen, bedroom, study, and bathroom. An internal staircase leads to the first floor, which comprises four double bedrooms, a bathroom, and a charming loggia. The basement, accessed from the outside, features a large cellar, a storage room next door, and a garage opposite the entrance.

The systems are all in good working order, electrical, plumbing (active and drinkable well) and heating, powered by a wood stove (also for hot water in winter).

The structure of the villa is a mix of natural stone and tuff, making the house solid and structurally perfect.

Excellent opportunity.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1704	Reason: Sale
Categoria: detached house	Address: Via Ceci
Zip Code: 3020	Municipality: Torrice
Total Square Meters: 210 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 13
State of Preservation: Excellent	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Age Construction: 1900
Terrace: Present, 20 sq.m.	Garden: Private, 5.000 sq.m.
Kitchen: Regular Kitchen	Box: Single, 15 sq.m.
Tv Antenna : Autonomous	Porch : 20 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 30 □
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Shower	Aluminum Frames
Shutters	

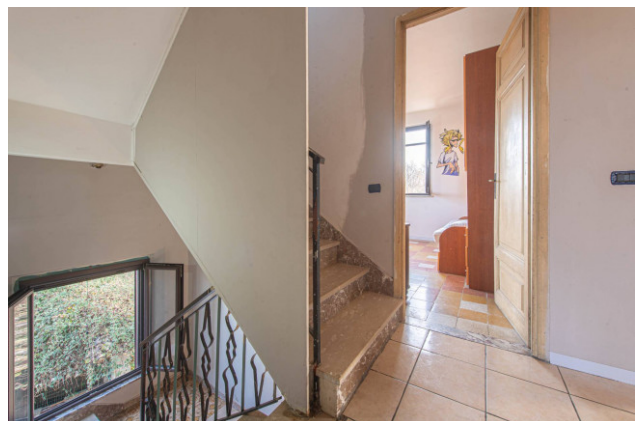
## Nearby

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	









**Alfano Real Estate S.r.l.**

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