Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

# Villa for sale in Ripi
# € 350.000
## Ref. AC99-149-1723



### 480 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 15

"Villa Gioia"
In the heart of the rolling hills of Ripi, on Via Girate, we offer for sale a splendid, recently renovated detached villa. This exclusive property combines spacious living spaces, modern amenities, and a stunning panoramic location. Nestled in the quiet Ciociaria countryside yet easily accessible, this property is the ideal choice for those seeking a private setting without sacrificing the convenience of essential amenities.
The villa extends over several levels for a total surface area of approximately 480 m2, offering generous, well-distributed spaces characterised by extraordinary natural light.
The large windows and expansive windows enhance every space, creating a pleasant sense of continuity between the interior spaces and the surrounding landscape. The recent renovation encompassed the entire property, equipping it with completely new systems and modern finishes.
The house is ready to move into, with only a few finishing touches remaining to allow the future owner to personalize it to their own taste.
The entrance leads into a striking, spacious and airy living area, perfect for welcoming family and guests.
The spaces are designed to ensure maximum living comfort, with easily furnished rooms thanks to the large dimensions and rational internal distribution.
Natural light accompanies every moment of the day, creating a warm, elegant and welcoming atmosphere.
One of the most charming features of the property is undoubtedly the magnificent panoramic portico, a true outdoor living

room embellished with elegant masonry arches that lend character and prestige to the entire home.
From here, the view opens onto a breathtaking panorama of hills, olive groves, and natural landscapes that change color with the changing seasons.
The slightly raised position of the villa guarantees an open and dominant view, as well as pleasant natural ventilation and a privacy that is difficult to find.
The basement level features numerous ancillary rooms used as garages, storage areas, and warehouses. These extremely versatile spaces offer all the space needed to store multiple vehicles, equipment, and hobbies, or to be used for other purposes as needed.
The property also includes a usable attic, currently requiring finishing, which represents an interesting opportunity to create additional living spaces, a study, a relaxation area, or additional bedrooms, further increasing the villa's potential.
To complete the property, there's an exclusive plot of land measuring approximately 4,000 square meters, which surrounds the home, offering ample outdoor space for guests to enjoy in complete freedom.
The setting lends itself perfectly to the creation of a formal garden, a panoramic swimming pool, a leisure area, or a small olive grove, further enhancing an already charming property.
This villa is an ideal solution both as a primary residence for those who wish to live immersed in nature without sacrificing modern comforts, and as a prestigious country residence or real estate investment.
A rare property on the market, where the quality of the recent renovation, the extraordinary brightness of the rooms, the spacious interiors and exteriors, and the enchanting panoramic location combine to create a property that captivates from first glance.
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class**: C

## Features

| | |
|---|---|
| Code: AC99-149-1723 | Reason: Sale |
| Categoria: Villa | Address: Via Girate, 4 |
| Zip Code: 3027 | Municipality: Ripi |
| Total Square Meters: 480 sq.m. | Bedrooms: 4 |
| Bathrooms: 4 | Rooms: 15 |
| State of Preservation: Restored | Level: Buildings |
| Total Floor: 3 | Heating: Heating |
| Parking: Carport | Balconies: Present |
| Terrace: Present | Garden: Private |
| Kitchen: Regular Kitchen | Box: Double |
| Terrace | Tv Antenna : Autonomous |
| Porch | Tv SAT : Autonomous |
| Closet | ADSL Coverage |
| Cellar | Fastweb Coverage |
| Fireplace | Telephone System |
| Wiring : By Law | Shower |
| Wooden Window 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 | |

















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