

Villa for sale in Boville Ernica

€ 1.680.000

Ref. AC99-149-1753



600 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 21

Villa Irene

In Boville Ernica (Via Santa Elisabetta), we are pleased to offer for sale a majestic, one-of-a-kind villa, recently built with a garden, swimming pool, large terraces, and a wonderful panoramic view thanks to its hilltop location.

Every interior and exterior space of this property has been meticulously designed down to the smallest detail, custom-built with premium materials, for a total of over 600 square meters expertly organized and divided across four floors.

The entrance level contains all the living areas. The triple living room has been divided into three distinct areas: the dining room, featuring a glass table with a Florentine wood base, a relaxation area with leather sofas, and a relaxation area with armchairs and a handcrafted travertine fireplace. This floor also includes a custom kitchen with an island and pantry, a study, a terrace with a portico, and a balcony.

A polished travertine staircase connects the various floors of the Villa. The sleeping area, located on the first floor, features Iroko parquet flooring with white and green marble inlays. It comprises the master bedroom with en suite bathroom, walk-in closet, and corner terrace overlooking the pool, two further double bedrooms, also with a shared terrace overlooking the entrance, a single bedroom, and a second bathroom.

On the second floor there is a mini apartment / loft with sloping ceilings and usable space, with parquet flooring, a double bedroom, living room, bathroom, balcony and terrace on the same level.

On the first floor below street level, there is a second loft area, overlooking the poolside, used as a custom-built rustic induction kitchen and adjoining living room with fireplace, bathroom, garage and cellar.

It's worth noting that the cellar also features a laundry area, six interconnected water tanks for a total supply of approximately 10,000 liters of water, a woodshed, and a second pantry for food. The garage has an automatic electric shutter.

The garden is fully fenced, filled with ornamental plants and hedges, with a concrete wall and galvanized iron fencing to ensure maximum privacy. There are two driveways and one pedestrian entrance, featuring internal cobblestone paths.

Throughout the villa, there are thermally insulated ash window frames with travertine thresholds, armored aluminum shutters, and iron grilles. All doors are armored and clad in solid oak, while the bathrooms feature Vietri ceramics. All the furniture, including the wardrobes, blown-glass doors, and other furnishings, was handcrafted by a carpenter.

The property is completed by an alarm system with an external video surveillance system.

The swimming pool enhances and enriches this villa, with a solarium area, gazebo, and sofas, to fully enjoy every moment of the day, with a view that extends for dozens of kilometers over the Liri Valley and the green hills of Ciociaria.

This one-of-a-kind Villa is also suitable as a location for private events and ceremonies.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

Certification

Energy Class: D

Features

Code: AC99-149-1753	Reason: Sale
Categoria: Villa	Address: Via Santa Elisabetta
Zip Code: 3022	Municipality: Boville Ernica
Total Square Meters: 600 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 21
State of Preservation: Restored	Level: Buildings
Total Floor: 4	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2012
Balconies: Present, 20 sq.m.	Terrace: Present, 150 sq.m.
Garden: Private, 1.500 sq.m.	Kitchen: Regular Kitchen
Box: Single	Terrace : 150 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 25 □	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Shower
Predisposition for Alarm	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station

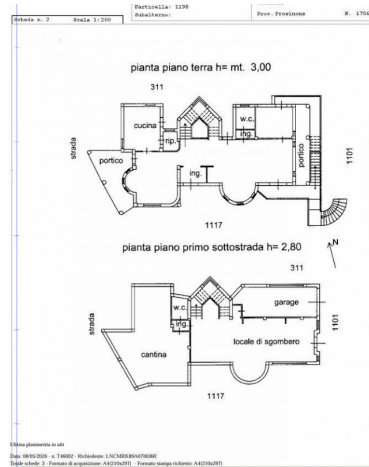
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

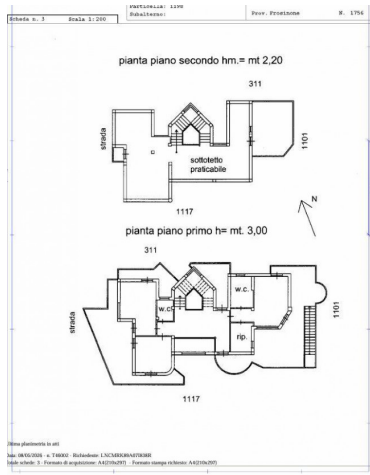












Alfano Real Estate S.r.l.

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