

## semi-detached villa for sale in Isernia

€ 360.000

Ref. AC99-149-1758



**407 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12**

"Villa Maria Rita"

In a dominant and private position, immersed in the greenery of the rolling hills surrounding Isernia, stands a splendid prestigious villa on Via dell'Acqua Zolfa, an elegant and welcoming home where space, light, and nature blend in perfect harmony.

From first glance, the property captivates with its charm and privileged location, offering open views and a pleasant feeling of tranquility and well-being.

The villa extends over several levels for approximately 307 sq m of living space, plus approximately 100 sq m of garage, storage rooms, taverns, and utility rooms on the ground floor/basement, offering spacious and versatile spaces that can meet the needs of a large family or anyone who wants to make the most of every space without sacrificing anything.

The excellent sun exposure floods the rooms with natural light throughout the day, enhancing every architectural detail and creating a warm and refined atmosphere.

The large windows, elegant arches, and views of the greenery allow the surrounding nature to gently enter the home, offering evocative views in every season of the year.

One of the property's most charming features is the magnificent garden, carefully and passionately tended, a peaceful haven where you can relax surrounded by the colors and scents of nature.

Here, every space invites you to experience unforgettable moments in the open air, including breakfasts in the sun, relaxing afternoons, and pleasant evenings spent together.

Further enhancing the exterior are splendid panoramic porches and large terraces overlooking the surrounding landscape, authentic outdoor living rooms from which to admire the beauty of the Molise hills and be captivated by the tranquility of the place.

The living area extends across the ground floor, first floor, and second attic floor, with over twelve rooms characterized by generous spaces, brightness, and functionality.

The spacious and welcoming living rooms are the heart of the home: elegant spaces where you can spend pleasant family moments in front of the fireplace, surrounded by a warm and convivial atmosphere.

The spacious and well-organized eat-in kitchen is the ideal place to share the most authentic moments of everyday life.

The sleeping area offers 4 generously sized, bright and quiet bedrooms, designed to ensure maximum comfort and relaxation.

The 4 bathrooms, large and well-finished, complete the spaces with elegance and practicality.

The attic floor adds further value to the property thanks to its versatile spaces, perfect as a professional office, hobby area, relaxation area or additional bedrooms for guests and family.

The villa is in excellent condition and has been built with high-quality materials and finishes that enhance its elegant character. It has undergone an energy requalification project to achieve class A/4 energy efficiency.

Every detail bears witness to the care with which the property was designed and maintained over time.

Equipped with all the main comforts, including fireplaces, air conditioning and large utility spaces, this residence offers an absolutely high level of living quality.

This is a rare property on the market, offering the privilege of living immersed in nature without sacrificing the convenience of amenities and proximity to the center of Isernia.

A home that isn't simply a house, but a place to live and love every day, where elegance, privacy, comfort, and breathtaking views combine to create an exclusive and authentic lifestyle.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** A4

## Features

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Code: AC99-149-1758              | Reason: Sale                      |
| Categoria: semi-detached villa   | Address: Via dell'acqua zolfa, 11 |
| Zip Code: 86170                  | Municipality: Isernia             |
| Total Square Meters: 407 sq.m.   | Bedrooms: 4                       |
| Bathrooms: 4                     | Rooms: 12                         |
| State of Preservation: Excellent | 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                        | Air-Conditioned                   |
| Telephone System                 | Wiring : By Law                   |
| Shower                           | Aluminum Frames                   |
| Safe-Deposit Box                 |                                   |

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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  |                  |









