

**detached house for sale in Sora  
Selva  
€ 137.000  
Ref. AC99-149-1760**



**120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7**

**Villa Giusy**

In Sora (Via Pozzillo), in a sunny, hilly location surrounded by nature, we are pleased to offer for sale a detached villa of 120 m<sup>2</sup> with an exclusive courtyard and garden for a total of 1500 m<sup>2</sup> in excellent condition.

The property is completely fenced and has an electric gate that provides access to the terraced courtyard, ideal for parking multiple cars inside the property.

One of the main conveniences, evident from the photos, is that the villa's living space is entirely on the ground floor. It comprises an entrance hall, a large living room with a thermo-fireplace and pellet stove, a wooden eat-in kitchen, two double bedrooms, and a bathroom.

From the outdoor terrace, a few steps lead down to the delightful, meticulously maintained garden, filled with ornamental plants and fruit trees. There are three additional rooms, including a rustic kitchen, a cellar with a 1000-liter pressure tank, and a second bathroom.

These two areas are very spacious and comfortable, ideal for storing all the objects and furnishings needed for summer garden living. A second terrace, also fenced, encompasses a huge cherry tree and several olive trees, while the remaining area is a private grove of centuries-old oak trees.

The roof is in perfect condition, as are the double-glazed aluminum window frames with shutters, the heating system with

radiators and boiler, connected to both the thermo fireplace and the pellet stove, in addition to the presence of the LPG tank used for cooking.

This villa is being sold almost fully furnished and is ready to move into.

The hillside location and green woods guarantee maximum privacy and enviable tranquility just a few kilometers from Sora "Centro Commerciale La Selva".

Unique investment.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1760	Reason: Sale
Categoria: detached house	Address: Via Pozzillo
Zip Code: 3039	Municipality: Sora
Zona: Selva	Total Square Meters: 120 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 7	State of Preservation: Excellent
Level: Ground Floor	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1950	Terrace: Present, 80 sq.m.
Garden: Private, 400 sq.m.	Kitchen: Exposed Kitchen
Terrace : 80 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 15 □
Fastweb Coverage	Fireplace
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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