

Villa
€ 530.000 negotiable
Ref. 977



236 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

Stunning Detached Villa: Large Spaces, Unique Design, and Energy Efficiency!

Looking for a home that doesn't compromise on space? Do you want a prestigious space that's also perfect for everyday family life?

We offer for sale an exclusive three-level villa, designed to offer maximum comfort, brightness, and versatility. A rare property, featuring spectacular ceiling heights and modern amenities.

The Property's Strengths:

Dramatic living area: Living room with double-height ceilings (up to 5.30 m!). 5 living rooms: 3 large bedrooms, living room and eat-in kitchen. Energy efficiency: 6.00 kW photovoltaic system already installed.

Infinite accessory spaces: An entire multipurpose ground floor and a large attic.

Composition of the Rooms:

THE HEART OF THE HOUSE (First Floor)

The main residence is on the first floor, ensuring privacy and light. The entrance opens onto a spectacular and spacious living room, enhanced by a play of heights (ranging from 4.56 to 5.30 meters) and an open staircase leading to the upper floor. There is also a spacious, separate eat-in kitchen.

The sleeping area is neatly separated by a hallway and features three comfortable bedrooms, perfect for large families, served by a bathroom with window and a practical closet. Outside, livable balconies complete the floor.

THE BONUS AREA (Second Floor - Attic)

The living room staircase leads to the attic floor. Here, we find a large and charming space, illuminated by skylights. The space is divided into three large attic rooms (with living heights of up to 2.86 meters in the central section) and a storage room. It's the ideal space for a large professional home office, a children's play area, a home theater, or a private relaxation area.

SPACE FOR YOUR PASSIONS (Ground Floor)

The ground floor is a huge added value for this property:

A covered entrance porch and a rear loggia, ideal for outdoor recreation. Three enormous storage rooms lend themselves to multiple uses: a garage for multiple vehicles, a huge basement, a hobby room, or a private gym. A convenient guest bathroom/laundry room, a storage room, and a utility room.

Finally, the property includes a small and convenient outbuilding ideal for storing garden equipment, hobbies and other uses.

Guaranteed Energy Savings

The villa is forward-thinking: a 6.00 kW photovoltaic system on the roof will drastically reduce your energy bills and improve eco-sustainability.

The property includes approximately 3,000 square meters of private courtyard, adorned with 20 olive trees. The villa is also ready for the construction of two separate residential units, thanks to its independent systems.

This isn't just a home, it's a space where your family can grow without limits. Villas with this size and layout are among the most sought-after on the market.

Don't miss out! Contact us now to schedule a private viewing and discover the potential of this splendid residence. WhatsApp +39 376 031 0129

Property details

Address: Contrada Rio Maggio

Zip Code: 62018

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: Restored

Heating: Heating

Parking: Carport

Age Construction: 2024

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Single

Features

Terrace

Tv Antenna: Autonomous

Closet

Wiring: By Law

Shower

Shutters



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