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## REF 599 A four-bedroom villa with garden and views



Property size	300 m <sup>2</sup>
Property lot size	2600 m <sup>2</sup>
Rooms	12
Beds	4
Baths	3

Amenities: balcony, basement, cellar, terrace

### More infos

Set in a panoramic yet convenient location close to the town centre, this attractive detached house is offered for sale within a large private courtyard with garden and orchard, totalling approximately 2,500 sq m, and easily accessed via an electric gate.

The ground floor, partly semi-basement, comprises two garages, a small storage room, and a laundry room, with internal access to the upper floor. The main residential entrance opens onto a spacious living room featuring a beautiful central fireplace. On the west side are the kitchen, a lovely front terrace, a sitting room, a utility room, and bathroom facilities. On the east side are four bedrooms, two bathrooms – one of which is en suite – and a hallway/distribution area.

The property is heated by methane gas, with the boiler having been replaced recently.

This is an ideal solution both as a primary residence, thanks to the generous and practical layout, and as a second home, thanks to the charm and tranquillity of the surrounding setting.

Viewing is highly recommended.

Property cost

€ 285.000

Agent commission

3% plus VAT



