



## **Villa for sale in L'Aquila Assergi Price on Application Ref. CBI118-1849-301315**



**299 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 12**

Fonte Cerreto (AQ).

We are delighted to offer for sale a luxury villa located just 3 minutes walk from the Gran Sasso funicular railway.

This wonderful villa has a peculiar circular plan which is a key feature of the post-modern architecture of the '60s.

It was totally renovated in 2020 and 2021 by using high-quality materials, even for the systems.

On the ground floor it consists of living area with a particular copper fireplace, kitchen, guest bathroom which leads to a hammam room; four bedrooms, each of them with en-suite bathroom, on the first floor.

Thermal insulated attic room. Guest room with en-suite bathroom. 45 sqm garage. Boiler room and storage room for garden equipments.

Features: three entrances with armoured and thermal insulated doors; Energy class "C"; SHUCO aluminium fixtures with thermal insulating and burglar-proof triple glasses.

Thermal insulated perimetral walls; CROCI burglar-proof shutters with both central and independent control system; TECNOALARM alarm system covering 62 areas and video camera both with remote control system; video intercome; durmast parquet on the ground floor and cherry wood floors on the upper one. Brand-new gas heating system with a state-of-the-art condensing boiler; customized handcrafted kitchen; MIELE and BOSH appliances; tv system set-up in all the rooms. Electric gate and automatic irrigation system both with remote control function.

The property is nestled in a 1.200 sqm garden with high trees and many plants, a place where unspoilt nature becomes the



predominant element.

The upland of Campo Imperatore, with its ski slopes in winter and the endless grazing lands used for the summer alpin pasture, is easily reachable both with the Gran Sasso funicular railway, which is a few steps away from the villa, and by car.

Furthermore, the villa is located in an ideal position to reach places of both cultural and environmental interest; it is 20 km from L'Aquila, 135 km from Rome, 1 hour and a half drive from Fiumicino Airport and 30-minute drive from the Adriatic coast and its beaches.

## Certification

**Energy Class:** C

**EPglr:** 129.14 kwh/□

## Features

Property ID: CBI118-1849-301315

Contract: Sale

Categoria: Villa

Address: Strada provinciale

Zip Code: 67100

Municipality: L'Aquila

Zona: Assergi

Total sqm: 299 sq.m.

Bedrooms: 5

Bathrooms: 6

Rooms: 12

Internal condition: Excellent

Floor: Buildings

Independent heating: Heating

Date of construction: 1967

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Present

Garage: for two cars, 45 sq.m.

Tv Antenna : Autonomous

Fireplace

Parquet

Wiring : By Law

Aluminum Frames













