



## **Villa for sale in Monterosso Almo**

### **€ 225.000**

### **Ref. CBI163-2403-4129**



**220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9**

We offer for sale a characteristic villa close to the Monterosso Almo pine forest. We find ourselves immersed in the splendid landscape of the Iblean territory, isolated, but at the same time a few kilometers from the municipalities of Chiaramonte Gulfi and Monterosso Almo.

The villa, being in a rather elevated position, enjoys a splendid view of the panorama of the Iblei mountains, from where you can admire the town of Chiaramonte Gulfi, nestled among the hills.

Behind the pine forest.

The villa can be reached via the sp. 99, which winds along a very suggestive route that descends from the mountain to the valley.

The villa has two entrances, many covered spaces and a swimming pool finished with a truly original touch.

On the ground floor we find the living area, kitchen/dining room, bathroom, storage room which leads to the upper floor where we find a small living room, three bedrooms, a bathroom. From here you access a terrace with a view of everything mentioned so far.

The water requirement is guaranteed by an artesian well and a cistern of approximately 30,000 litres

The villa is finished with a thermal coat.

Roof with exposed beams, insulated and ventilated.

Radiator system with boiler that runs on both pellets and wood.

Three hundred liter photovoltaic for hot water.

On the upper floor there is a fan coil and on the ground floor a wood stove.

Finally, alarm system and video surveillance.



## Certification

**Energy Class:** G

## Features

|                               |  |
|-------------------------------|--|
| Property ID: CBI163-2403-4129 | Contract: Sale                                   |
| Categoria: Villa              | Address: contrada Pezze Cugni                    |
| Municipality: Monterosso Almo | Total sqm: 220 sq.m.                             |
| Bedrooms: 3                   | Bathrooms: 2                                     |
| Rooms: 9                      | Internal condition: Excellent                    |
| Floor: On two-levels          | Total floors: 2                                  |
| Independent heating: Heating  | Current Status: Available after the deed of sale |
| Terrace: Present, 30 sq.m.    | Garden: Private                                  |
| Kitchen: Regular Kitchen      | Garage: for two cars                             |











