



Single House for sale in Vittoria

€ 130.000

Ref. CBI163-2406-5185



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

Coldwell Banker Maxi/RE offers for sale an independent villa located in via Cocalo in the tourist resort of Scoglitti, a hamlet of the municipality of Vittoria. Among the wonders of the sea and the charm of the Sicilian countryside lies this beautiful villa, built in 2003. The property is in a good state of conservation; the ground floor is composed of the living area, characterized by a large and bright living room and a functional open kitchen equipped with appliances. Furthermore, there is a spacious bathroom and a comfortable laundry room which overlooks an internal well. The living room leads to a lovely veranda, where it is possible to enjoy moments of total relaxation and privacy and pleasantly welcome guests in the summer. On the first floor, reachable by a wooden staircase, there is the sleeping area consisting of three bedrooms, one with a small balcony, a bathroom and a closet. All rooms are very bright, also thanks to the eastern exposure. Above the stairs there is a trap door that allows access to the terrace, from which you can enjoy an enchanting panoramic view.

The house is equipped with air conditioners and an alarm system that guarantees safety and tranquility.

A great added value is represented by a covered parking space, a practical shelter for the owners' vehicles.

The house is located in an area used as a residential residence and close to the center of Scoglitti, as well as just 300 m from Kamarina beach.

If you are interested in this well-located villa a stone's throw from the sea, do not hesitate to contact me for further information and to plan a visit. I am at your disposal to answer any questions and to accompany you in this important investment choice.

Immediate availability, free upon deed.



Certification

Energy Class: G

EPglnr: 180.00 kwh/□

Features

Property ID: CBI163-2406-5185

Contract: Sale

Categoria: Single House

Address: via Cocalo-Scoglitti, 30

Zip Code: 97019

Municipality: Vittoria

Total sqm: 130 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 8

Internal condition: Good

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 2003

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 300 meter

Kitchen: Exposed Kitchen

Garage: for one car, 17 sq.m.





