



## Villa for sale in Pozzallo

### € 295.000

### Ref. CBI163-2340-5238



**440 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10**

This elegant villa for sale in Pozzallo is located in a quiet residential area full of greenery, perfect for those who want to live in a house surrounded by nature.

The property is currently under construction and is spread over several floors, for a total of approximately 440 square meters.

The project villa boasts a total of 10 rooms, including 5 bedrooms and 4 bathrooms, perfect for comfortably accommodating a large family or hosting friends and relatives.

The state of conservation is excellent and offers the possibility of customizing the interiors and exteriors according to your tastes and needs.

It will be possible to build the villa in a modern or classic style and take care of it down to the smallest details.

The presence of large balconies and verandas allows you to enjoy the view of the private garden, ideal for relaxing and enjoying the sun during the warmer seasons and where it is possible to create a large swimming pool and a barbecue area equipped with an outdoor kitchen for organizing lunches and outdoor dining.

The villa also has a large basement, perfect for those who own multiple vehicles or wish to have extra space for storing objects, it is also possible to create an important wine cellar which completes the property and offers additional storage space.

The villa is spread over a total of 4 floors, basement, ground floor, first floor and attic ensuring ample space and privacy for each member of the family or it is possible to create two apartments with independent entrances.

The area allows you to travel on foot or by bike and is served by large supermarkets, pizzerias, gyms and bars and other important services. It is located about six hundred meters from the sea and the Pietrenere seafront and a few kilometers from the Ispica motorway junction.



Don't miss the opportunity to purchase this wonderful villa in one of the most sought-after areas of Pozzallo, perfect for those who want a prestigious and classy home.

## Features

Property ID: CBI163-2340-5238	Contract: Sale
Categoria: Villa	Address: Vittime della Mafia, 41
Zip Code: 97016	Municipality: Pozzallo
Total sqm: 440 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 10
Internal condition: Rustic	Floor: Multi-Storey
Total floors: 4	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for four cars











