



## Semi-detached for sale in Terracina Via Terracina € 365.000 Ref. CBI075-681-129782



### 200 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 5

ColdwellBanker Mignanelli Real Estate is pleased to exclusively present a semi-detached villa with excellent exposure and a pleasant and well-kept large garden located within the Villaggio del Sisto area.

The villa enjoys a level garden with large, very well organized outdoor spaces, the large patio can be enjoyed at any time of the day with the dining area with its kitchen and spaces for relaxation.

The property built completely above ground is on two levels plus a flat roof that can be used as a solarium.

On the ground floor we find the living area, a bedroom with bathroom as well as a kitchen with utility room, the rooms have French windows that give access to the garden.

The first floor is connected by a comfortable internal staircase, here we find three bedrooms, two bathrooms as well as a second living area furnished with kitchen.

Going up one more floor we find the flat roof from which you can enjoy a splendid view.

The villa has a pedestrian gate and a driveway gate, giving the possibility of parking your car inside the property, although the area still has external car parks.

The Villaggio del Sisto runs along the canal of the same name and through a private access it is possible to access the docks to moor your vessel.

The villa certainly represents an excellent solution for those who want to enjoy holidays in total relaxation while having the comforts of the location.



## Certification

**Energy Class:** G

**EPglnr:** 3.50 kwh/□

## Features

Property ID: CBI075-681-129782

Contract: Sale

Categoria: Semi-detached

Address: Via San Felice Circeo, SNC

Zip Code: 4019

Municipality: Terracina

Zona: Via Terracina

Total sqm: 200 sq.m.

Bedrooms: 6

Bathrooms: 3

Rooms: 5

Internal condition: Good

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1980

Current Status: Available after the deed of sale

Condominium costs: € 200

Balconies: Present

Terrace: Present

Garden: Private, 400 sq.m.

Sea distance: 400 meter

Kitchen: Regular Kitchen









