



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
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Villa for sale in San Venanzo

€ 2.500.000

Ref. CBI100-143-33437



500 sq.m. | Bathrooms: 9 | Bedrooms: 8 | Rooms: 11

San Venanzo - We are pleased to offer for sale a beautiful villa with swimming pool and olive grove on the outskirts of San Venanzo. The House, built of stone and brick, has been renovated whilst retaining classical architectural aspects and the original materials such as wooden beams and terracotta floors.

The property is spread over two levels. On the ground floor there is the large area of representation: a large porch which leads to the main entrance, double living room, large kitchen and a guest toilet; the plan is supplemented by a service area with laundry.

Upstairs is all the sleeping area of the villa, composed of eight bedrooms with ensuite bathrooms, and a large terrace of approximately 15 square meters, overlooking the Park.

The garden of the villa, beautifully preserved, has an area of about 4,000 square meters and is embellished by ancient olive trees, a small room used as an oven and a swimming pool.

The property is complemented by approximately 15,000 square meters of land with the following destinations: 3,800 4,400 vineyards, olive groves and the remaining 6,400 arable land.

Certification

Energy Class: G

EPgInr: 115.00 kwh/□



Features

Property ID: CBI100-143-33437	Contract: Sale
Categoria: Villa	Address: via Fossa Taccolla
Zip Code: 5010	Municipality: San Venanzo
Total sqm: 500 sq.m.	Bedrooms: 8
Bathrooms: 9	Rooms: 11
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Current Status: Available after the deed of sale	Terrace: Present, 15 sq.m.
Garden: Private, 4.000 sq.m.	Kitchen: Regular Kitchen
Terrace : 15 □	Antenna : Independent
SAT Tv : Independent	Storage
Electric system : Compliant	Pool
Land : 15000 □	

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



