

**Real estate agency**

**Indipendente - cod.1465 - Sant'Illario    price 895.000,00 euro**

Villa located in a dominant position, with large surrounding land of about 6000 square meters and a glimpse of the sea view, in perfect maintenance conditions.

The villa is on two levels, of which in the basement a large garage of about 35 square meters connected to the main house via an internal staircase; comfortable porch with access to further large accessory rooms, two bathrooms and closet, for a total of 60 square meters. Barbecue area and oven and large well-kept outdoor areas.

On the mezzanine floor there is the main body of the villa of about 140 square meters divided into a large living room with dining area, kitchen, utility room, hallway, four bedrooms, two bathrooms, spiral staircase leading to the pocket terrace on the roof. The property includes a small garage of about 15 square meters, located in the fully fenced and well-kept garden with fruit trees and stone terraces. Ideal property for those who love being in contact with nature and in peace.

**characteristics**

Code	1465
Typology	Indipendente
Surface (sqm)	200
Garden	yes
Garden (sqm)	6000
Terrace/Balcony	yes
N. bedrooms	5
N. bathrooms	4
Heating	yes
Distance sea	mt
Sea view	yes
Energetic class	175 KWh/Mqa - G



