

**Real estate agency**

**Villa/farmhouse - cod.S1064 - Procchio      Negotiation in agency**

In a central position to reach the sea and all services, but at the same time in a quiet and private area, with a panoramic view of the town of Procchio and a wide sea view, independent villa undergoing total renovation which will be sold complete with all finishes with the best materials available on the market, heating/cooling system, parking area, small garden and large terraces.

The villa is currently divided into two residential units, for a surface area of approximately 200 m2 on the first floor and 135 m2 on the ground floor.

Each apartment will be equipped with its own independent outdoor spaces, and internally on the ground floor it will be divided into a large living room with kitchen, porch of approximately 25 m2, three bedrooms, three bathrooms, hallway and closet.

On the first floor we find an entrance porch, living room, kitchen, three bedrooms, three bathrooms, a further porch of approximately 25 m2 and a further bedroom with bathroom accessible from the outside. Pocket terrace on the roof and private garden.

Excellent property for investment.

**characteristics**

|                   |                              |
|-------------------|------------------------------|
| Code              | S1064                        |
| Typology          | Indipendente                 |
| Floor             | Ground floor and first floor |
| Surface (sqm)     | 335                          |
| Garden            | yes                          |
| Garden (sqm)      | 500                          |
| Terrace/Balcony   | yes                          |
| N. bedrooms       | 7                            |
| N. bathrooms      | 7                            |
| Heating           | no                           |
| Distance sea      | 400 mt                       |
| Sea view          | yes                          |
| Parking space/Box | yes                          |
| Energetic class   | A+                           |
| Aria condizionata | yes                          |



