

## Villa a Menfi

### € 360.000

### Ref. ITMENFI17



**342 sq.m | Bathrooms: 4 | Bedrooms: 8 | Rooms: 12**

Delicious property to 300mt from the beach Beach of the Flowers (Menfi)

Description Independent family house, on single plan, pleasant to live, beautiful volumes and small raised ground, bright and in the peace, with a living area of 342 sqm (approximately) on one level, and small surrounding ground partly planted with trees of 310mq, in a quiet area. The property, is divided in two real estate: The first with 4 double bedrooms and a small bedroom, (including 3 with shower bathroom), great habitable kitchen, covered porch and small garden. The second: with 2 double bedrooms, 1 bathroom, great habitable kitchen. Complete the property a laundry room, and yhe barbecue common to the two real estate.

Characteristics Features Good condition, pleasant environment, bright, with terrace.

Private access on external zone and small garden - Automatic electric gate - 2 places auto, dépendance, barbecue and independent sewerage.

### Certification

Energy Class: G

### Property Informations

Address: Via dei Ciclamini, 13

Zip Code: 92013

Immobiliare Muscolino

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**Bedrooms:** 8**Bathrooms:** 4**Rooms:** 12**State of Preservation:** Good**Level:** Ground Floor**Heating:** Central Heating**Age Construction:** 2005**Terrace:** Present**Garden:** Private, 310 sq.m**Sea Distance:** 500 meter**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Wiring: By Law





