

Villa a Mazara del Vallo Bocca Arena € 259.000 negotiable Ref. ITMZVD0434



465 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

When looking for a house it is difficult to find a solution that reflects exactly what you are looking for, but in this case we have a property that satisfies different needs.

The villa is located in Mazara del Vallo a few steps from the Mediterranean sea, has access by road with a convenient automatic gate that leads to the garage where two cars can be parked comfortably and from which an internal staircase leads to the upper floors.

The outdoor space, although not huge, represents the ideal place where children can play safely and where a swimming pool can be built, adjacent to the kitchen in the living area we find a covered veranda where during the hottest days it is the ideal place to spend moments outdoors.

The villa is divided into 3 levels, the semi-basement of about 160sqm with BBQ corner, wood-burning oven, bathroom with shower, a study room and a comfortable garage.

The ground floor is accessed from a covered veranda which serves as the main entrance, opening the entrance door one immediately has the sensation of being in a large and welcoming environment onto which the entire living area turns, with an eat-in kitchen which has a 'opening towards the covered back veranda, a bathroom and the solid wood stairwell leading to the upper floor where there is the sleeping area.

The sleeping area consists of a double bedroom with sea view, bathroom and large walk-in closet, three bedrooms, a bathroom with

shower cubicle, all with original parquet flooring.

Furthermore, from the terrace you can admire the splendor of the gulf of Bocca Arena and you can enjoy a breathtaking sea view. The property is in excellent condition and is equipped with double room fixtures, LPG heating system, air conditioning and marble finishes.

Certification

Energy Class: G

Property Informations

Address: via florida	Bedrooms: 4
Bathrooms: 4	Rooms: 8
State of Preservation: Excellent	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Carport	Balconies: Present, 20 sq.m
Terrace: Present, 160 sq.m	Garden: Private, 250 sq.m
Kitchen: Regular Kitchen	Box: Triple, 80 sq.m

Features

Terrace: 160 □	Tv Antenna: Autonomous	Closet
ADSL Coverage	Air-Conditioned	Parquet
Wiring: By Law	Shower	











