

## Villa a Mazara del Vallo Via Castelvetro € 286.000 Ref. ITMZVD0342



**307 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 12**

Less than 1 km from the beach of Mazara del Vallo, we offer this fantastic villa with garage.

The perfect Villa for those looking for a property with lots of outdoor space where children can play and spend authentic moments of relaxation.

The Villa is on two levels. The ground floor is accessed from a spacious veranda to an entrance hall, followed by a kitchen, living room, three bedrooms, a bathroom and a utility room.

Upstairs is a second house consisting of a large entrance hall, kitchen, living room, three bedrooms, a bathroom and a utility room.

Externally, there is also a large garage and an outbuilding overlooking the garden equipped with kitchen and bathroom, and there is also a covered BBQ corner.

The Villa is in excellent condition being recently built and is equipped with a 6 kw photovoltaic system, double-chamber windows, air conditioning, independent gas heating with tank, 240,000 liter water tank, Imof pit and automatic gates.

The rooms are finished in every detail and is an excellent solution for guests or to make it an income as a holiday home.

It certainly represents an excellent opportunity to find a property with plenty of outdoor space and equipped with all comforts and in excellent habitable conditions.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** viale Africa

**Zip Code:** 91026

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 12

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**Heating:** Air-Conditioned

**Age Construction:** 2002

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace: 0 m<sup>2</sup>

Tv Antenna: Autonomous

Porch: 80 m<sup>2</sup>

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Jacuzzi

Shower

Predisposition for Alarm

Shutters

## Nearby

Fitness Centers

Tennis Courts

Bike Lanes













