

**Villa a Mazara del Vallo  
Bocca Arena  
€ 130.000 negotiable  
Ref. ITMZVD187**



**130 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5**

We are pleased to offer for sale this detached house with garden in the area about 300 meters from the sea and in Mouth Arena in residential area.

The villa of about 150sqm is built all on one level with a plot of 600sqm surrounding the dwelling.

Inside the villa consists of a broad glass porch, an entrance hall, a large, bright kitchen, 3 bedrooms and a bathroom, outside there is a further outbuilding consisting of two large rooms with kitchen and bathroom.

The conditions are good, it is a reinforced concrete construction of the 90 years that was long in great condition.

The glass veranda is an excellent solution for a place in the shade in summer and a sitting room to watch the winter garden. Also on the exterior of the home was created a very useful for the summer.

## **Certification**

**Energy Class: G**

## Property Informations

|                                    |                                  |
|------------------------------------|----------------------------------|
| <b>Address:</b> via como           | <b>Bedrooms:</b> 3               |
| <b>Bathrooms:</b> 1                | <b>Rooms:</b> 5                  |
| <b>State of Preservation:</b> Good | <b>Balconies:</b> Present        |
| <b>Terrace:</b> Present, 150 sq.m  | <b>Garden:</b> Private, 600 sq.m |
| <b>Sea Distance:</b> 300 meter     | <b>Kitchen:</b> Regular Kitchen  |

## Features

|                |                        |                 |
|----------------|------------------------|-----------------|
| Terrace: 150 □ | Tv Antenna: Autonomous | Closet          |
| Wiring: By Law | Shower                 | Aluminum Frames |
| Shutters       |                        |                 |















