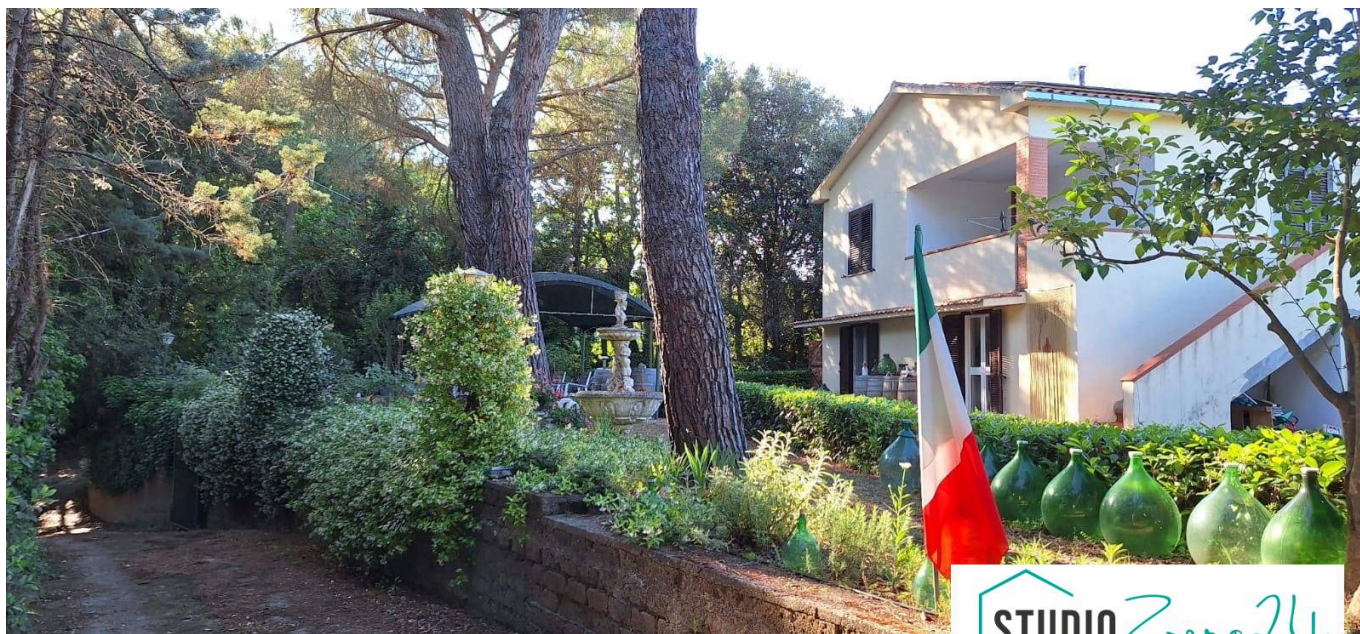


Villa for sale in Graffignano

€ 240.000

Ref. 112



114 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Nestled in an oasis of peace and absolute privacy, we offer for sale a splendid villa surrounded by a well-kept private garden and complemented by an extraordinary 2.5-hectare agricultural estate.

The villa is spread over two generous and well-distributed floors, designed to ensure maximum living comfort:

The ground floor is the heart of the home, featuring welcoming spaces with direct access to the garden. Here, we find the living room, perfect for relaxing with family and entertaining guests, a spacious eat-in kitchen, and a convenient guest bathroom.

Going upstairs, you reach the sleeping area, an intimate and quiet space. Here you'll find three bedrooms, ideal for ensuring maximum comfort for the whole family, and a second master bathroom. The real added value of this level is access to the splendid panoramic terrace, an exclusive vantage point from which to admire the olive grove, vineyard, and sunsets over your estate.

The real jewel of the property is the surrounding land, a perfect combination of relaxation and agricultural production:

The Garden, a flowery and meticulously maintained area, surrounds the villa, offering shaded corners ideal for outdoor dining and daily relaxation.

The agricultural land is cleverly divided between an olive grove and a fully productive vineyard. An invaluable resource for those who wish to produce their own oil and wine, or simply live surrounded by the scents and colors of Mediterranean tradition.

This home is a self-contained ecosystem with extremely high energy efficiency, protected by complete insulation thanks

to the roof and perimeter walls and new thermal break windows, which eliminate drafts, noise, and mold while maintaining a constant temperature. The home's engine is on the roof, where solar panels generate clean electricity to power the heat pump, a 100% electric system that replaces a gas boiler for heating in winter, cooling in summer, and producing hot water at no cost. Outside, the private well provides an independent water reserve for the garden, respecting the environment and offering perfect living comfort.

Imagine producing your own locally sourced wine and olive oil, storing them in a home where technology meets nature. Buying this property means choosing a sustainable future, eliminating utility bills, and treating yourself to a corner of paradise where you can pursue your true passions.

Certification

Energy Class: F

Features

Code: 112	Reason: Sale
Categoria: Villa	Municipality: Graffignano
Total Square Meters: 114 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Terrace: Present	Terrace
Closet	Air-Conditioned

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





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