

Villa for sale in Montecchio Tenaglie € 234.000 Ref. 81413



85 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Located in a private and harmonious residential area in Montecchio, this splendid detached villa is spread entirely on a single level, offering a rare housing solution for convenience and fluidity of space, where the large living room with a classic fireplace and separate kitchen open onto large covered outdoor spaces. The residence boasts three porches ideal for socializing, measuring approximately sixteen, twenty, and eleven square meters, which surround the house offering various shaded and relaxation areas. The flat garden of approximately one thousand square meters, completely fenced and easy to maintain, is enriched by a private swimming pool of about 6x3 meters and cutting-edge technological equipment, such as the 2.4 kWh photovoltaic system, new generation fixtures, and a video surveillance system. The property enjoys a strategic position, well connected to the centers of Orvieto and Amelia and the Attigliano motorway exit, making it perfect for those seeking independence with all utilities already active and a kitchen powered by a 15 kg LPG cylinder. Thanks to its high technological content, the home guarantees low running costs, completing an excellent proposal also enhanced by its proximity to the Orte connections to Rome.

Certification

Energy Class: D

EPgInr: 120.48 kwh/□

Features

Code: 81413

Reason: Sale

Categoria: Villa

Address: via battisti

Municipality: Montecchio

Zona: Tenaglie

Total Square Meters: 85 sq.m.

: 84.00

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

Heating: Heating

No Barriers: Yes

Age Construction: 1991

Garden: Private, 1.000 sq.m.

Kitchen: Exposed Kitchen

Tv Antenna

Tv SAT

Closet

Fireplace

Air-Conditioned

Telephone System

Wiring

Shower

Aluminum Frames

Shutters

Nearby

Public Transport

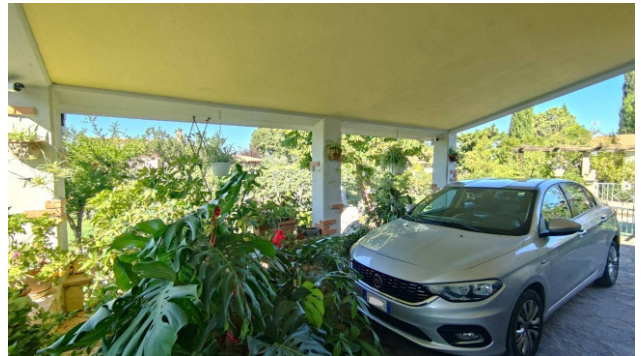
Cafe

Post Offices

Municipal Offices

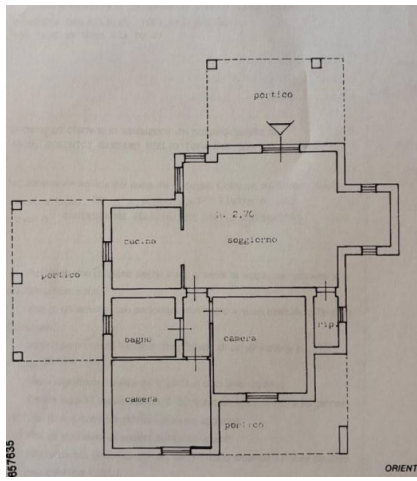












Studiozero24 Amelia

Via delle Rimembranze, 22 - Amelia (TR) - 0744.978510
amelia@studiozero24.it - <https://www.studiozero24.it/en>
VAT 01740020555