

**for sale in Castelfranco di Sotto
Orentano
€ 340.000
Ref. 1657**



250 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Orentano: Detached villa with private garden and cellar, surrounded by greenery, just steps from the town center.

In a residential area surrounded by greenery, a short distance from the town center, we offer for sale a detached villa of approximately 245 square meters on two levels, plus a cellar of approximately 100 square meters in the basement. Surrounded by a fully fenced garden, with pedestrian and vehicular access, and equipped with automatic gates.

The ground floor comprises an entrance hall leading to a spacious hallway containing the living area, a kitchen with French windows and direct access to the approximately 50 sq m porch and garden; a bright double living room with three windows and a fireplace; a bathroom with a window and shower; a closet and a double bedroom.

On the first floor, the sleeping area consists of two large double bedrooms with balconies, a single bedroom with a balcony, a bathroom with a shower and a windowed bathtub; a closet and an attic space used as a storage space.

In the basement, which has external access, there is a large cellar of approximately 100 m2, ideal for a tavern, utility room, and laundry room.

The large, well-maintained garden is fully fenced. It features a wood-burning oven and a well, as well as irrigation and outdoor lighting. The garden includes a buildable portion, 40% of the lot.

The house has classic finishes, beautiful wooden doors, large internal wooden window frames with single-glazed shutters, mosquito nets, external aluminum window frames, the floor is in porcelain stoneware, ceramic and beautiful sleeping area in marble

The outdoor porch serves as a refuge from the summer heat and a pleasant living area throughout the year.

Air conditioning in all rooms, mosquito nets on all windows, and independent methane heating.

The house is suitable for couples, large families, or multiple households. It's ideal for those seeking spacious, comfortable, and bright spaces both inside and out, in a quiet but not isolated setting.

Certification

Energy Class: G

EPgInr: 200.00 kwh/□

Features

Code: 1657	Reason: Sale
Address: Via Martiri della Libertà	Zip Code: 56022
Municipality: Castelfranco di Sotto	Zona: Orentano
Total Square Meters: 250 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 6
State of Preservation: Good	: 10
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 1.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar : 100 □
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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





