Immobiliare Mondo
Via del Molinello 3 - 86039 Termoli
Phone number 0875871077

Single-family villa a Termoli
Parco Comunale
€ 255.000
Ref. F738



240 sq.m | : 3 | : 3 | : 7

Villa for sale in the Municipal Park area of Termoli.

This villa is located in the splendid area of the Termoli Municipal Park, surrounded by greenery and tranquility, a few steps from the center and a few minutes from the sea of Termoli.

The terraced house is 220 m2, composed as follows:

Ground Floor: The entrance, embellished by a green space that also guarantees a certain privacy, includes an entrance to the living room with fireplace, dining room, kitchen with access to a second terrace and the garden, and a bathroom with shower and window and a 30 m2 covered terrace.
Large windows allow natural light to flood the rooms, creating a bright and welcoming atmosphere.

First floor: A comfortable internal staircase leads to the upper floor where there are three bedrooms, two of which are double bedrooms with access to a large wrap-around balcony and a single bedroom with a balcony, a bathroom with bathtub and window, and a closet.
On this floor we find access via a retractable ladder to the attic area which can prove to be a versatile space for multiple uses.

Basement: Cozy tavern with living room, kitchenette, and wood-burning fireplace, ideal for intimate evenings, and a bathroom with shower. The property includes a 20 sq m garage.

The property also includes approximately 380 square meters of private garden, making it the ideal solution for those seeking independence, privacy, and spacious outdoor spaces.

Exterior:
-Independent entrance,
-Spacious parking space with ramp,
-Gardens,
-Front terrace and side terrace where you can spend the days in company.

Complete the property:
-Independent entrance
-Four sides sun,
- Equipped with private gardens, perfect for relaxing or organizing convivial moments, it is the ideal completion of a home designed to satisfy every need,
-Balconies,
-Shutters,
-Attic,
-Two air conditioners in the double bedrooms,
-Basement with eat-in kitchen and wood-burning fireplace,
-Double wooden and aluminum windows,
-Parking space with ramp,
-Independent heating
-Wrought iron railings,
-Awnings.

The property is located in a privileged and strategic position, away from the chaos of the city but still a stone's throw from the sea and the center of Termoli.

This villa is a true oasis of relaxation with a perimeter garden, terrace, and a balcony designed for those who love to enjoy the sunshine in complete privacy.

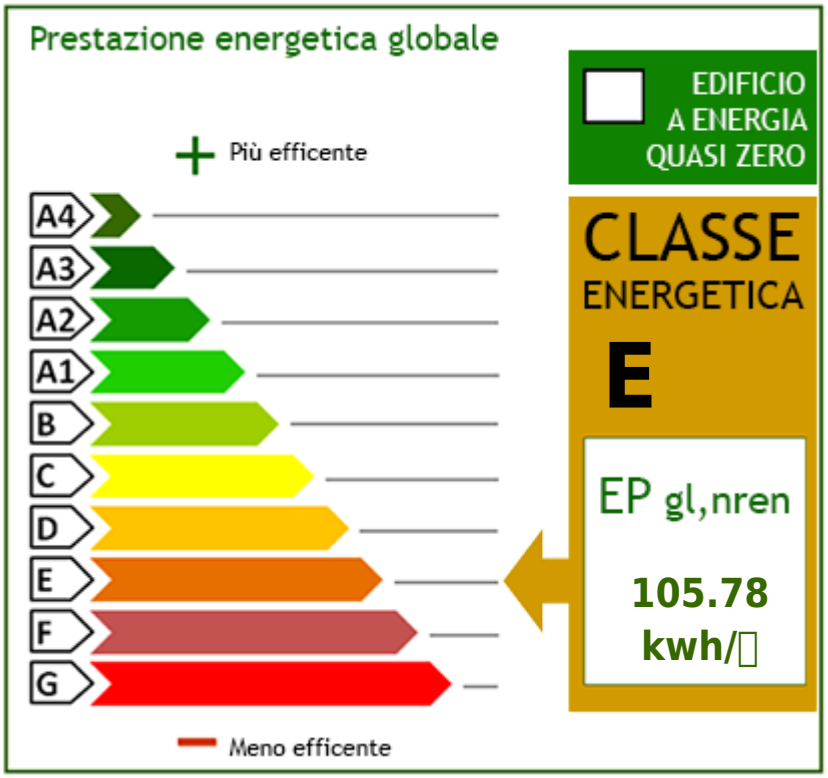
Contact me now Raul 3294363448 to arrange a viewing and discover all the extraordinary features of this one-of-a-kind property for sale in the Parco Comunale area!

Termoli is an Italian municipality of 33,408 inhabitants in the province of Campobasso in Molise.
Termoli is located along the Adriatic coast. Molise's only port, it is a fishing, tourist, and industrial center. Its medieval village, enclosed within the walls that separate it from the modern city, is preserved.

The Swabian Castle is the city's most iconic symbol. Its simple, unadorned architecture and its defensive features suggest it was built in the Norman era (11th century), entirely of limestone and sandstone, near a pre-existing Lombard tower. However, it is considered Swabian following the renovation and fortification commissioned by Frederick II of Swabia in 1240, following the damage caused by an attack by the Venetian fleet. Given its location, it was the linchpin of a larger defense system, consisting of a sturdy wall that surrounded the entire perimeter of the city and several crenellated turrets, one of which remains intact and is located at the entrance to the old town.

Property Informations

: Via Lampedusa	: 86039
: 3	: 3
: 7	: 3
: 1981	: € 5
: 3.000 meter	

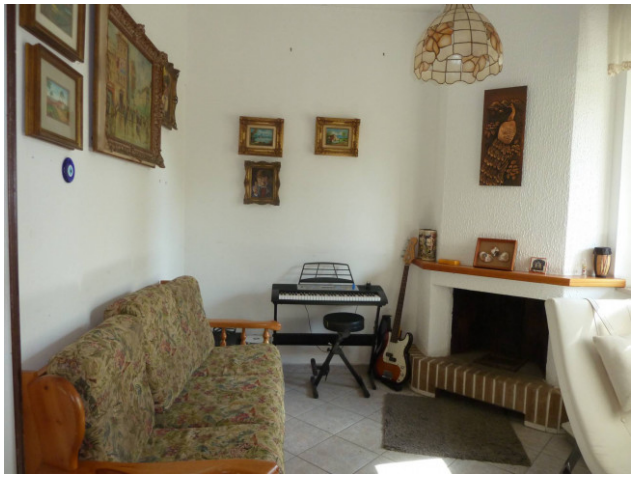

Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
E
EP gl,nren
105.78 kwh/



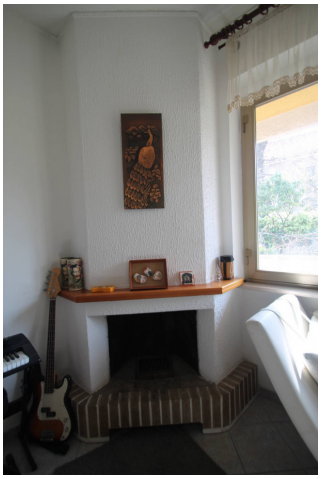














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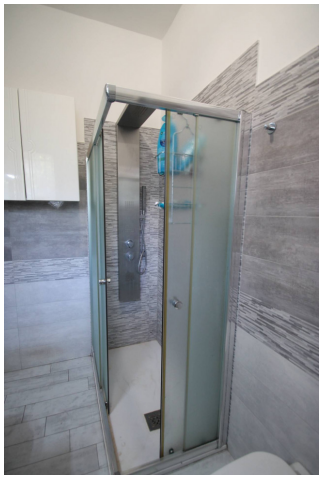


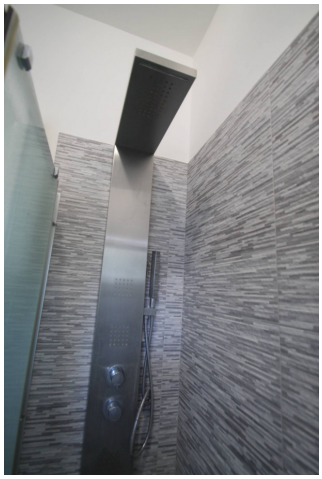


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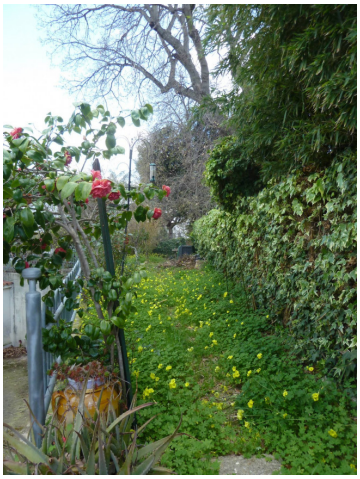












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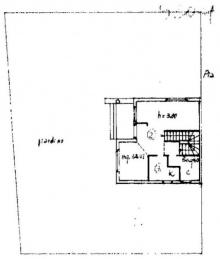






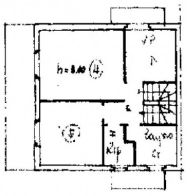


PIANO TERRA



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PRIMO PIANO



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