

# Sicilia

## Augusta

Ref. 6313: Beautiful villa with pool in Augusta

Asking Price: € 429.000



# Description

Superb villa with pool in the Baia del Silenzio residence in Augusta, between Syracuse and Catania. Fully renovated, including water and electricity, just 170 metres from the crystal clear sea. Documentation in order, ready to live in or use as an investment for tourist rental.

Covered area: about 130 m<sup>2</sup> between ground and first floor plus 120 m<sup>2</sup> of lawn, two verandas of about 50 m<sup>2</sup> each and an outdoor kitchen. Private swimming pool 9.50 m x 3.70 m with waterfall shower, hot/cold water

Ground floor: large living/sitting room with open kitchen, bathroom, laundry room

First floor: 3 bedrooms (one with walk-in wardrobe), bathroom, terrace with sea and views of Etna, annex: 2+2 beds, private bathroom with shower

Double-glazed windows. Air conditioning in all rooms with heat pumps  
heat pumps, home automation system with voice commands (Alexa / Google) Connection  
internet FTTC 200 Mb and telephone, drinking water with purifier installed  
ample parking inside and outside, outdoor kitchen with wood oven.

Possibility to buy also with furniture. Well-kept garden and  
urban planning documentation is in full order.

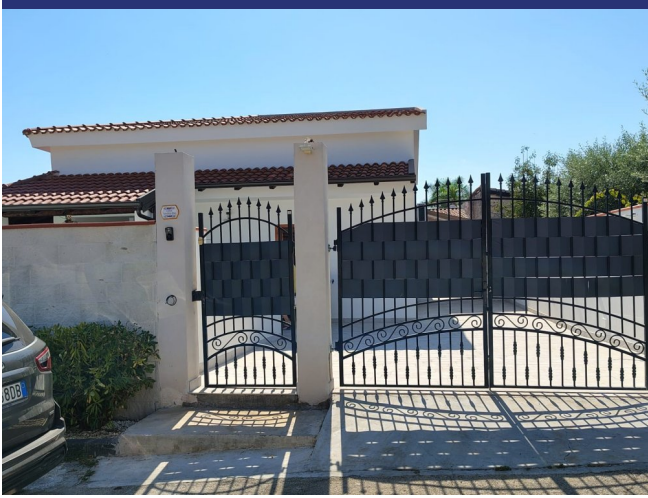
Quiet and reserved residential area with year-round surveillance, ideal for families or for a prestigious holiday home.

# Pictures









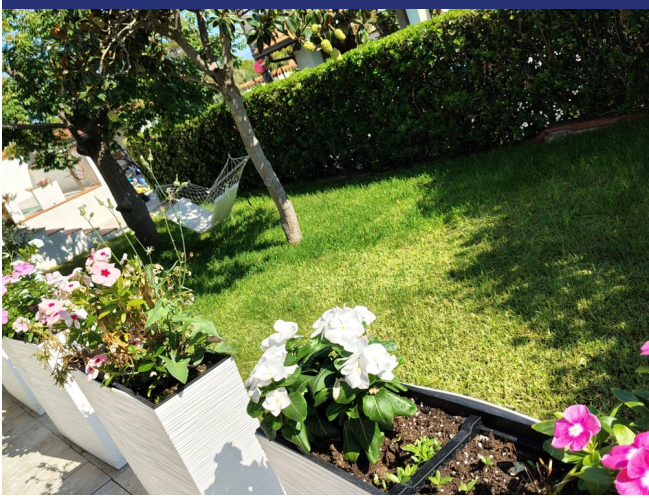




















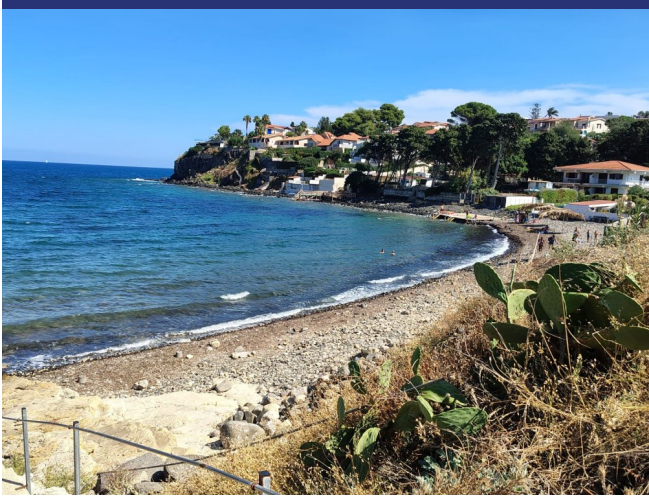




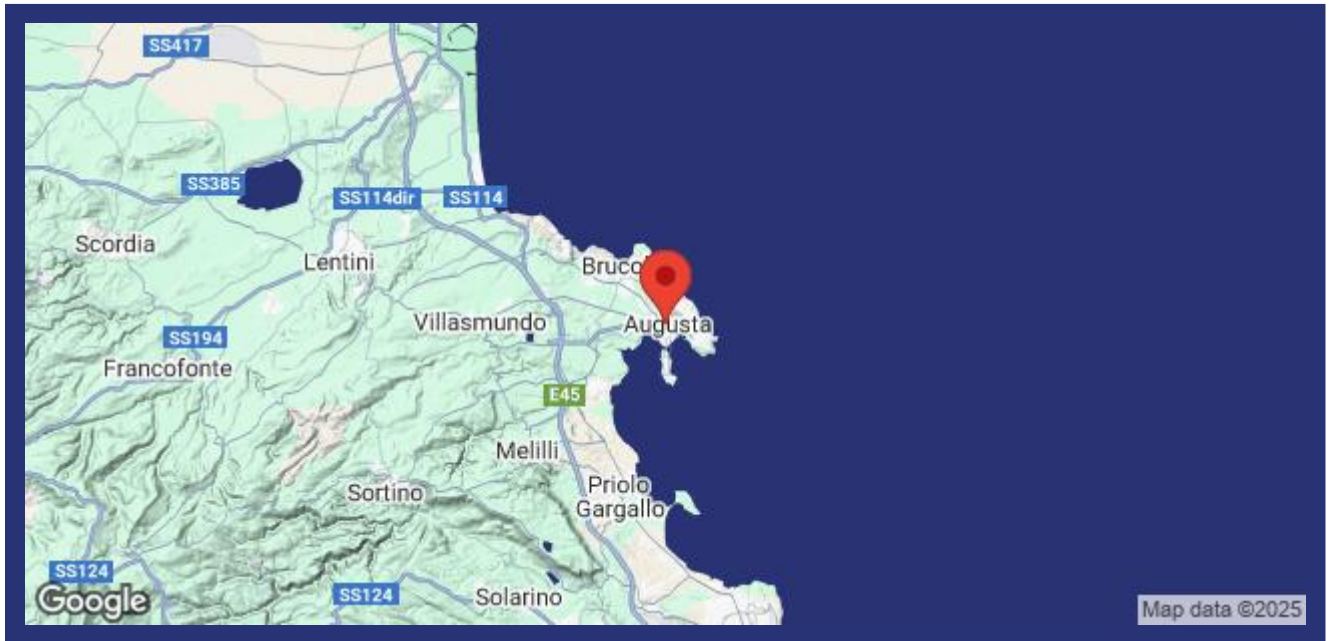








# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6313
- Villa/Farmhouse
- Seaview
- 1 km to Sea
- Garden
- Terrace
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 429.000
- Floorspace: 130 m<sup>2</sup>
- SQM Plot: 250 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!



## More Information or Questions?

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