

# Sicilia

## Castellammare del Golfo

Ref. 6285: Attractive Villa with private pool in Castellammare del Golfo

Asking Price: € 495.000



# Description

Attractive Villa with private pool in Castellammare del Golfo

Spacious detached villa in a rare combination of elegance, comfort and functionality. The property, recently built with high-quality materials and beautiful finishes, is spread over two floors and surrounded by a large plot of about 1,150 square metres, offering total privacy and contact with nature.

The interior is flooded with light from morning to evening thanks to the large, highly attractive windows overlooking the pool.

Ground floor: A bright living room with open kitchen, a bedroom, and a laundry room bathroom with shower.

On the first floor, accessed via a staircase of exposed brick, there are two double bedrooms, a small bedroom and a second bathroom with shower.

The exterior of the villa is characterised by more than 75 square metres of pergolas, ideal for relaxing outdoors.

A well-kept garden offers a variety of ornamental and native plants, while a comfortable exclusive pool (12×4 m) with a depth of 1.50 m is perfect for enjoying moments of relaxation during hot summer days.

This villa was built with a focus on quality and comfort in all seasons. Technological and sustainable features include:

Coated waterproofing for excellent thermal insulation. Thermal windows with triple glazing of the latest generation and motorised external blinds. Independent heating and air conditioning. Video surveillance system and electric gate for security.

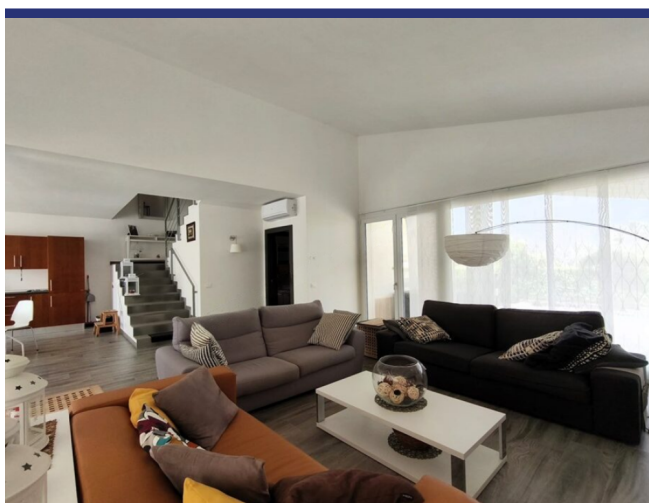
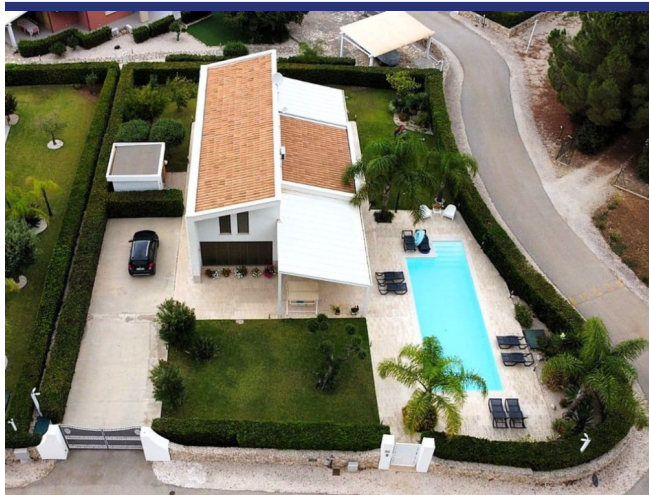
Underground cistern of 30,000 litres and running water to ensure constant water supply. Parking spaces, automatic gate

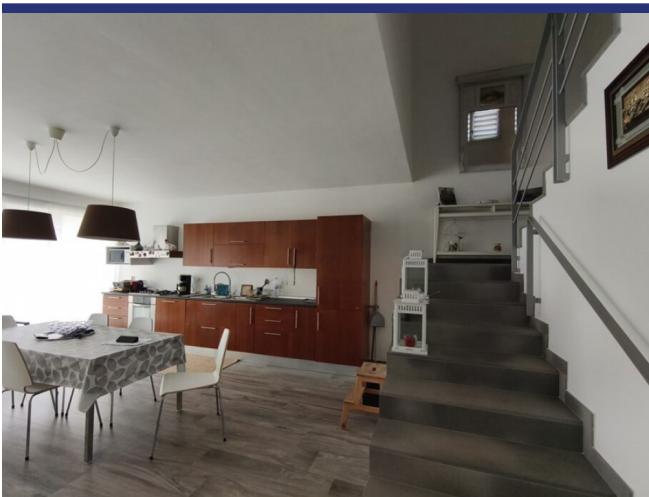
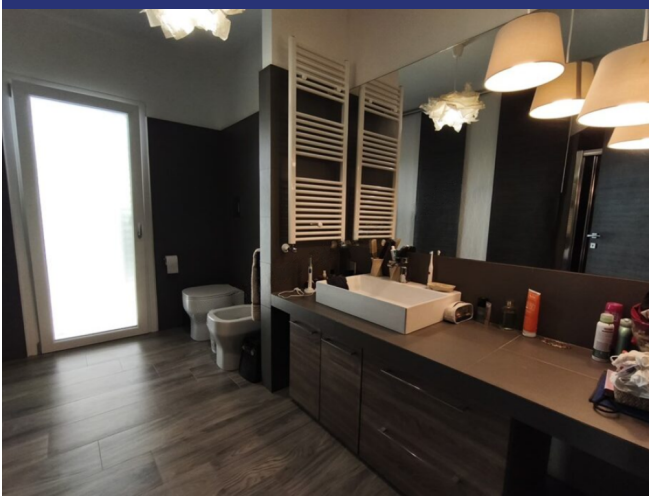
Located just 5 minutes from the sea and close to the Zingaro Nature Reserve, the villa enjoys a unique position. A short distance away are the charming medieval village of Scopello, the historical treasures of Segesta and Erice, as well as Castellammare del Golfo with its seaside castle and famous sulphurous waters. Moreover, all essential amenities (bars, restaurants, supermarkets, banks) are a short distance away.

Palermo airport is a 35-minute drive away.

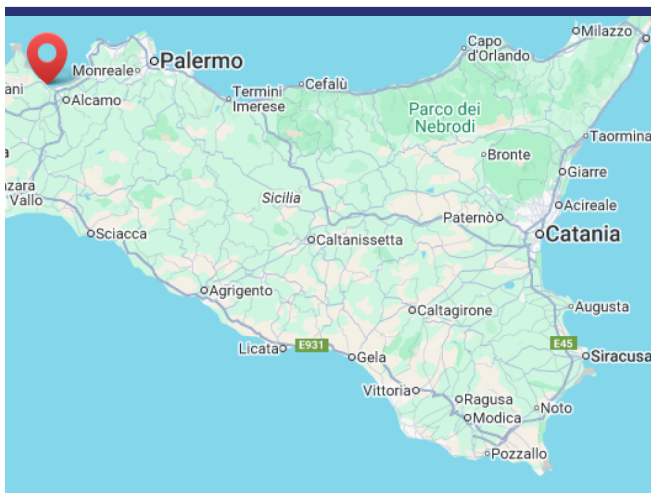
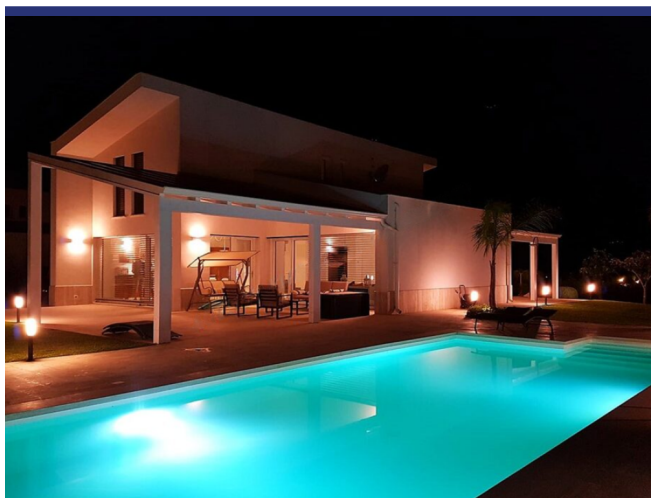
In the old town, you will find characteristic buildings, nice bars and shops and good restaurants open until after midnight in summer. Castellammare is an excellent base for excursions in the area and water sports.

# Pictures











# Location & Details



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

- Reference: 6285
- Villa/Farmhouse
- Panoramic View
- 3 km to Sea
- 1 km to Village
- Garden
- Terrace
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 495.000
- Floorspace: 160 m<sup>2</sup>
- SQM Plot: 1100 m<sup>2</sup>
- Bedrooms: 4
- 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

