

# Sicilia

## Piazza Armerina

Ref. 6178: Villa with pool in Piazza Armerina  
Asking Price: € 190.000



# Description

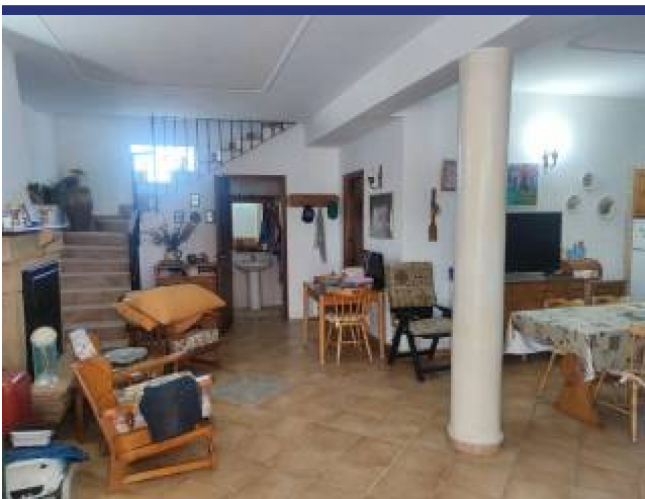
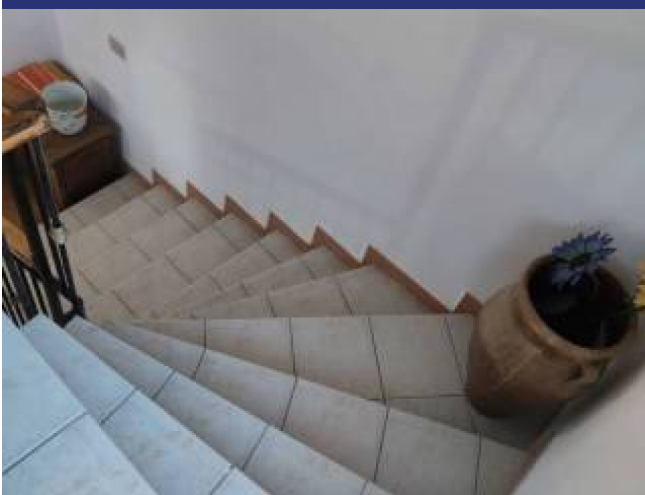
About 4 km from the city centre, southbound, in a residential area, we offer for sale a nicely finished small villa that is immediately habitable.

The house has two floors of about 90 metres each and consists of a ground floor with an open-plan kitchen-living room, bedroom and bathroom; the first floor is connected by an internal staircase and is divided into 3 bedrooms, utility room and bathroom,

The terrace has great views due to its elevated position in relation to the surrounding houses. The house is heated by a wood-fired thermo fireplace, while daily water needs are met by a cistern of about 40,000 litres, enough for the consumption of a family of 4 for about a month. Outside, there is a barbecue area with a nice patio and veranda. The property is completed by a swimming pool for maximum relaxation during the summer season.

The surrounding land is about 7000 m<sup>2</sup>, completely fenced and planted with fruit trees and about 70 olive trees.

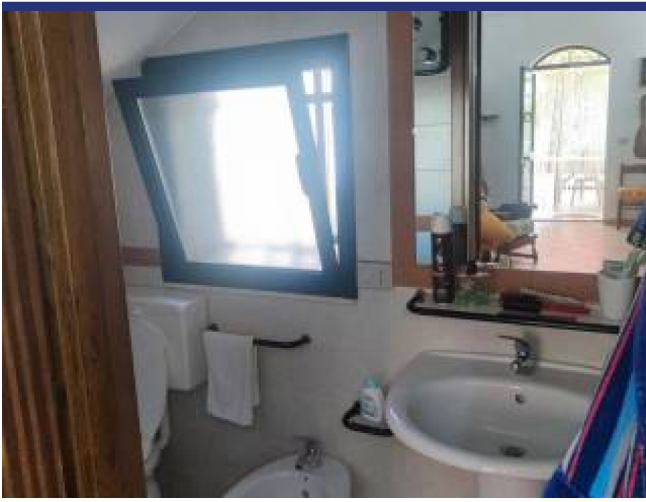
# Pictures























# Location & Details



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

- Reference: 6178
- Villa/Farmhouse
- Panoramic View
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Pool: Yes
- Asking Price: € 190.000
- Floorspace: 185 m<sup>2</sup>
- SQM Plot: 7000 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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