Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Villa for Sale in San Felice Circeo

€ 650.000

Ref. CBI038-962-301747



140 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

ONE OF A KIND: Corner Villa with an 8,600 sq ft (800 sqm) Garden in "Golfo Sereno"Prestigious corner portion of a multi-family villa for sale within the exclusive and private "Golfo Sereno" gated community (San Felice Circeo), just 100 meters from the beach. A rare-to-find property that perfectly combines absolute proximity to the sea, private parklands, and top-tier modern renovations. The Heart of the Property: A Dream GardenSize: 8,600 sq ft (800 sqm) of private, wrap-around corner park.Potential: The perfect and picturesque backdrop for hosting summer parties and exclusive events.Parking: Dedicated outdoor parking space + internal driveway layout comfortably accommodating 4 additional cars.The Interior: Design & Comfort (Fully Renovated in 2022)The villa comes completely furnished with high-end, modern furniture and is ready to move in.Ground Floor:Large and bright living room designed for relaxationModern, fully equipped eat-in kitchenComfortable bedroomFunctional study (ideal for remote working or use as a guest room)Bathroom and a practical storage/utility roomFirst Floor:2 spacious bedroomsMain bathroomStunning liveable terrace with partial sea views over the Gulf Technology, Smart Home Automation & SecurityThe property was fully upgraded in 2022 to meet the highest technological standards:Brand new, certified mechanical and electrical systems.Integrated smart home automation (domotics) to easily control lighting, climate, and systems.Maximum security: Advanced video surveillance system equipped with perimeter alarms. A rare gem in the heart of San Felice Circeo. Contact us today to schedule a private viewing.

Certification

Energy class: G

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Property Informations

Address: Via Terracina, 260
Zip code: 4017
Bedrooms: 3
Bathrooms: 2
Rooms: 6
Internal condition: Excellent
Floor: On two levels
Total floors: 2
Parking space: Uncovered
Date of construction: 1975
Current condition: Available after the deed of sale
Terrace: Present, 25 sq.m
Garden: Private, 800 sq.m
Sea distance: 100 meter
Kitchen: Eat-in kitchen

Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Fastweb connection	Air conditioning
Parquet	Telephone system	Electric system: Compliant
Shower	Safety deposit box	Sea view
Panoramic view		

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			











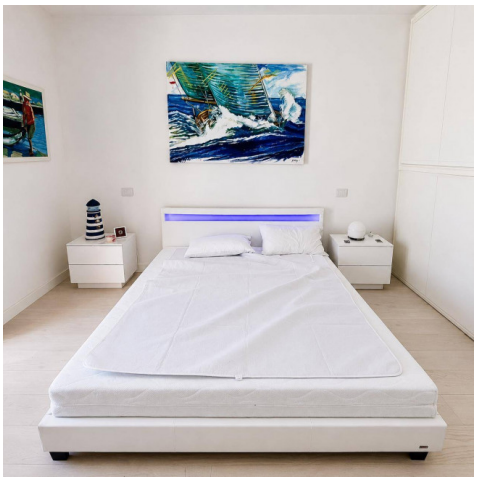






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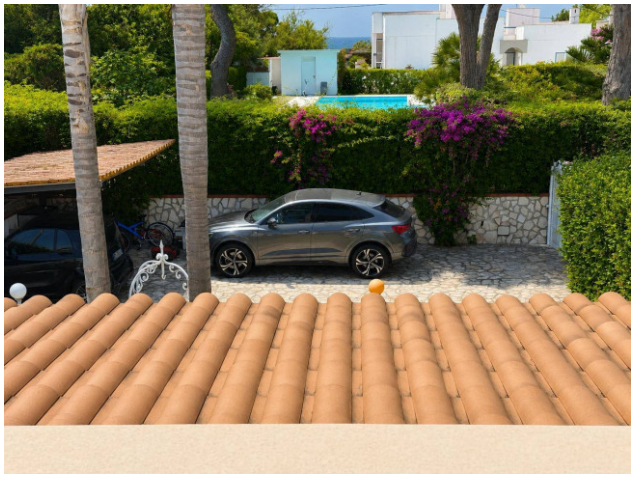


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