

Real estate agency

Villa/farmhouse - cod.S1096 - Procchio Negotiation in agency

In a dominant position overlooking the village and the beautiful bay of Procchio, with enchanting summer sunsets visible from the entire property, this completely renovated villa features the best materials currently available on the market, with high-quality finishes. The property is surrounded by a garden with double driveway access, covering an area of approximately 2700 square meters, with terraced areas made of local stone, a small vegetable garden, and a landscaped garden with colorful ornamental flowers surrounding the house.

On the ground floor, there is a spacious annex of about 65 square meters to comfortably host friends and family, equipped with a complete bathroom and a kitchenette. There is also a technical room of approximately 15 square meters.

The main villa has a living area of about 280 square meters, spread over two levels. On the ground floor, it features an entrance, a large living room with a dining area and fireplace, a habitable kitchen, two bathrooms, a hallway, a convenient storage/laundry room, a porch, and beautiful outdoor terraces of about 60 square meters, with sea views and an infinity pool area with a hot tub, heater, and synchronized swimming area of about 70 square meters.

On the first floor, there is a walk-in closet, three double bedrooms, all with private bathrooms and terraces, one of which has a bathroom equipped with both a Turkish bath and a jacuzzi.

characteristics	
Code	S1096
Typology	Villa
Floor	Ground floor and first floor
Surface (sqm)	430
Garden	yes
Garden (sqm)	2700
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	6
Distance sea	800 mt
Sea view	yes
Parking space/Box	yes
Energetic class	A
Aria condizionata	yes



