

## Villa for sale in Castellaro

### € 590.000

### Ref. 7V12



**251 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

Villa for sale completely surrounded by nature.

Splendid villa nestled among Castellaro's serene olive trees, a true representation of elegance and peace. This property provides a peaceful combination of isolation and easy access to the villages of Castellaro and Pompeiana.

The villa is situated in the prime hill near the Castellaro Golf Resort, boasting breathtaking sea views. Its South-East orientation ensures optimal sunlight, making the large terrace a year-round enjoyment.

The property spreads onto two levels connected by an internal staircase and is currently divided into two independent living units, each offering unique charm and comfort.

On the ground floor, the villa boasts two cozy bedrooms, an integrated kitchen and living space and a bathroom, all designed for comfort and practicality. The space extends outdoors to a spacious, tiled garden that links the main house to a completely private dependence. This additional space boasts a spacious living area with kitchen, a bathroom and a bedroom, offering versatility and privacy.

The first floor of the villa presents an expansive living area, a bedroom, a bathroom and a kitchen. The large terrace offers

panoramic views of the olive groves and the Mediterranean landscape, transforming into a delightful little terrace that follows the profile of the property.

The villa's current disposition in different living units, along with the presence of a laundry room and a large square, adds incredible appeal to this property for sale, making it particularly attractive for investments, especially in the area of the short-term tourist rentals.

Additionally, the property includes a comfortable garage linked to the ground floor by an ample storage room, where the laundry area is conveniently located.

Thanks to its generous outer spaces and smart interior disposition, this Villa in Castellaro is perfect both as a main house or as a fascinating vacation house. It represents a unique opportunity to live immersed in the beauty of nature, with the comfort of a fascinating and functional house.

## Certification

**Energy Class:** G

**EPgInr:** 190.44 kwh/□

## Features

Floor: Ground Floor

Heating: Independent

Parking: Uncovered

Balconies: Present

Terrace: Present

Garden: Private, 2.000 sq.m.

Garage: Single

Closet

Cellar : 6 □

Sea View

Distance from the sea : 6Km

## Nearby

Gyms

Primary Schools

Cafe

Post Office / Bank

