Coldwell Banker Alessia Di Majo Real Estate
Via Angelo Papio 12/C - 84122 Salerno
P.IVA e C.F.: 05790160658
Tel.: +39 338 541 3672

Villa for Sell in San Giovanni a Piro - Area: Scario

Via Barbarola, Salerno, 84070 (SA)

395.000€

Contact info

Coldwell Banker Alessia Di Majo Real Estate

Alessia Di Majo

Mobile: 3385413672
Email: salerno@cbitaly.it

Description

Scario: Stone Villa with Annex, 3,300 sq m Park, and View of the Gulf of Policastro

In the heart of the picturesque setting of Scario, a renowned gem on the Gulf of Policastro in the municipality of San Giovanni a Piro, we offer for sale a splendid farmhouse-style property. Situated in a strategic and secluded location close to the town center, easily accessible on foot, the property enjoys a beautiful panoramic view of the gulf, which can be appreciated from its terraces.

The property is surrounded by a lush, tree-lined park of approximately 3,360 square meters and consists of a main building of approximately 130 square meters and a completely independent 45 square meter annex. It is ideal both as a prestigious private residence and as a charming hospitality investment.

The Main Building (approximately 130 sq m): Requiring partial renovation, the villa is spread over two levels with two entrances. The ground floor opens onto a cozy, intimate living room, enhanced by a characteristic stone fireplace. Adjacent is the kitchenette, which opens directly onto the splendid and spacious level terrace: the true heart of the home, perfect for al fresco lunches and dinners while admiring the Gulf views.
An internal staircase enclosed by artistic glass windows and iron details leads to the first floor (also accessible independently from the outside), where the sleeping area is located: corridor, three double bedrooms (one with a private en-suite bathroom) and an additional master bathroom.
The interiors are finished with typical farmhouse features, including exposed stone walls and ceilings with warm wooden beams.

The D?©pendance (approximately 45 m2): renovated and located in a separate position from the villa to ensure maximum privacy, it has independent access and consists of a living room with kitchenette, double bedroom, bathroom and a level terrace with outdoor shower corner.

Exterior and Appurtenances: The large surrounding garden features stone-paved paths, a shed equipped with a wood-burning oven and barbecue, and a covered parking area for 5 cars.
The property is entirely bordered by the road leading to the well-known residential area of Marcaneto and is served by three driveway gates.
Contact us for information on this splendid property.

Details

Property ID: CBI189-2897-45	Surface: 193.00 m²
Rooms: 5	Garden: Privato, 3.300 sqm
Bathrooms: 3	Energy Class: G EP glnr: 510.67 kwh/m²
Bedrooms: 3	

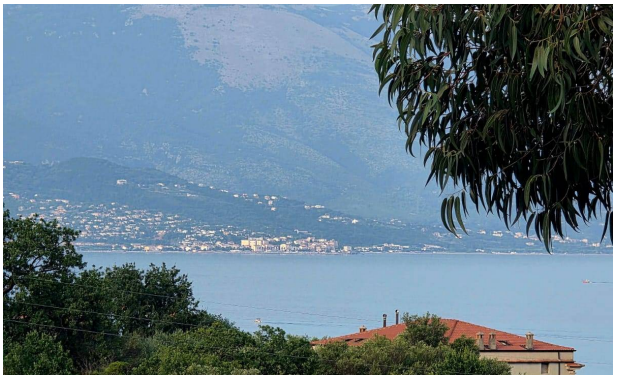
Property Features

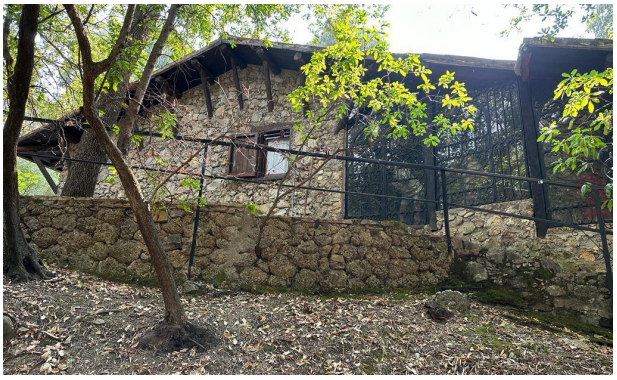
- Floor: On two levels
- Conservation status: To be renovated
- Current condition: Free upon deed
- Surface: 193.00 m²
- Rooms: 5
- Bedrooms: 3
- Bathrooms: 3
- Kitchen: Kitchenette
- Position: Semi-central
- Shower: Yes
- Parking space: Covered
- Garden: Private, 3.300 sqm
- Fireplace: Yes
- Terrace: Present

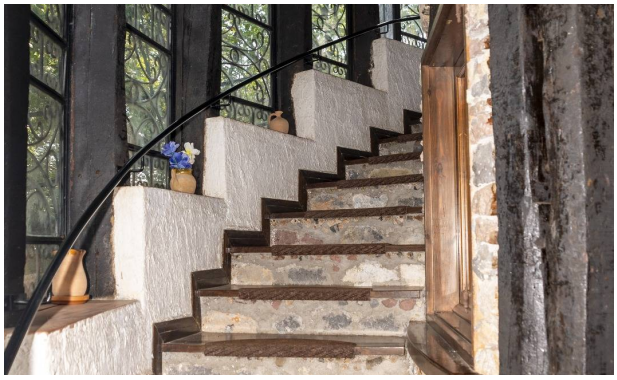
Nearby

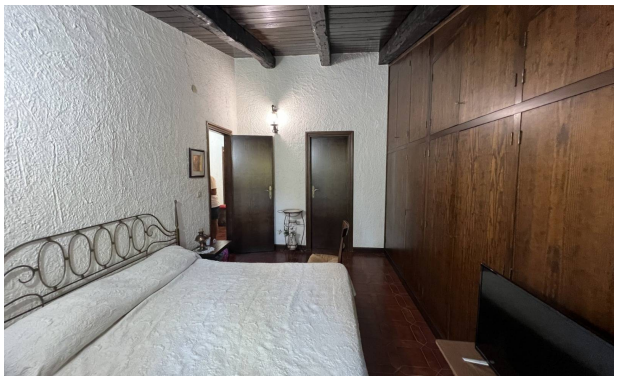
- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

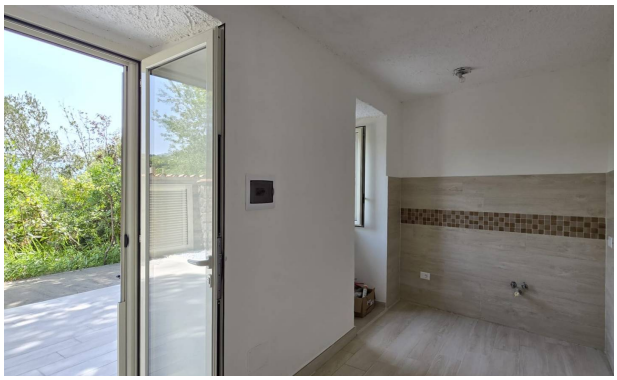
Images

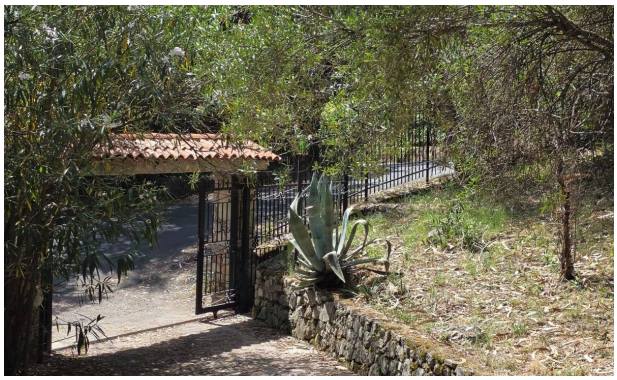




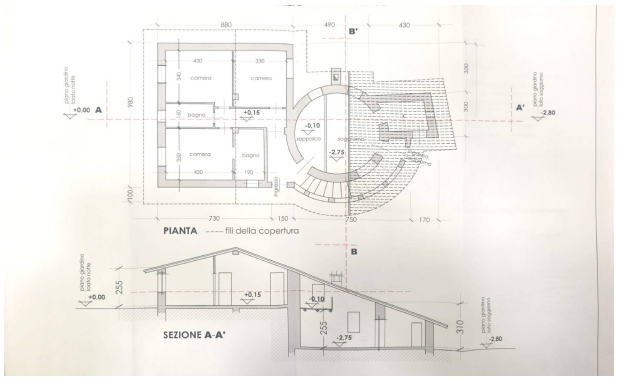


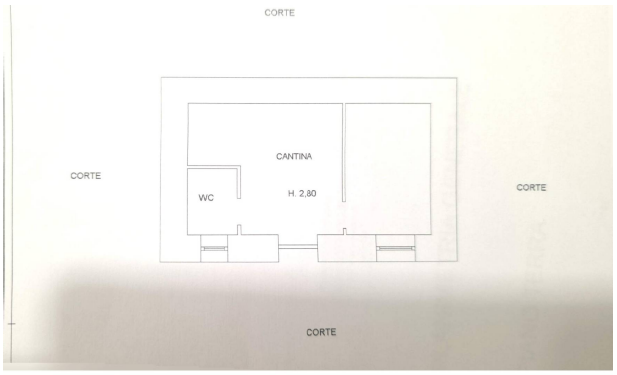


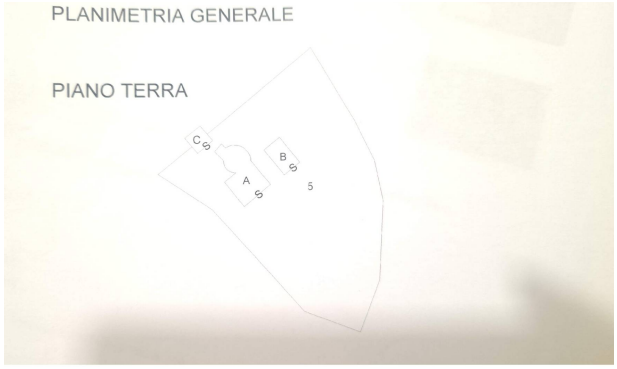




Scario Club
MARCANETO
PALAZZONE


PIANTA ----- fili della copertura
SEZIONE A-A'


CORTE
CANTINA
H. 2,80
WC
CORTE
CORTE
CORTE


PLANIMETRIA GENERALE
PIANO TERRA
C
B
A
5