

**Villa for sale in Casarsa della Delizia
San Giovanni
€ 295.000
Code Casarsa della Delizia Villa Unifamiliare**



204 m2 | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

In a well-served residential area in the municipality of Casarsa della Delizia, we are selling a detached villa on two levels with a large private garden.

The earthquake-proof property, built in the mid-1980s, features a ground floor, used as a tavern with kitchen, laundry room, and garage, entirely above ground and therefore free of humidity, and a first floor consisting of an eat-in kitchen, large living room with fireplace, 3 bedrooms, and 2 full bathrooms with windows, as well as a large terrace and a balcony, for a total of over 200 square meters.

There is also an uninhabitable attic.

The house is barrier-free and is surrounded by a garden of approximately 700 square meters.

The property is already habitable, while offering the opportunity for customization and modernization, and features high-quality finishes and in good condition (larch wood window frames, olive wood parquet flooring in the sleeping area).

The lower floor can easily be transformed into a separate apartment, thanks to its independent entrance and the existing heating and plumbing connections (possibility of creating a third bathroom and a fourth bedroom).

The residential area is quiet, away from the traffic of the main roads, served by a supermarket and sports centers, and located near the two railway stations in the municipality of Casarsa (Casarsa and San Giovanni di Casarsa), which provide direct access to Venice, Pordenone, Treviso, Udine, Trieste and Portogruaro, with significant train frequencies.

An excellent opportunity for those seeking spacious living and a real estate investment in preparation for Pordenone Capital of Culture 2027, just a 10-minute train ride from the provincial capital.

Visit our website and contact us for further information.

Certifications

Energy Class: D

EP glnr: 148.45 kwh/□

Characteristics

Code: Casarsa della Delizia Villa Unifamiliare

Reason: Sale

Categoria: Villa

Municipality: Casarsa della Delizia

Zona: San Giovanni

Total Square Meters: 204 m2

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: To Be Cleaned

Number of uncovered parking spaces: 2

Number of covered parking spaces: 1

Level: On two-levels

Heating: Heating

Parking: Carport

Age Construction: 1985

Current Status: Free on deed

Balconies: Present

Terrace: Present

Cellar: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Single

Terrace

Tv Antenna : Autonomous

Fireplace

Parquet

Telephone System

Shower

Wooden Window Frames

Predisposition for Alarm

Garden : 700 □

Nearby

Gyms

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

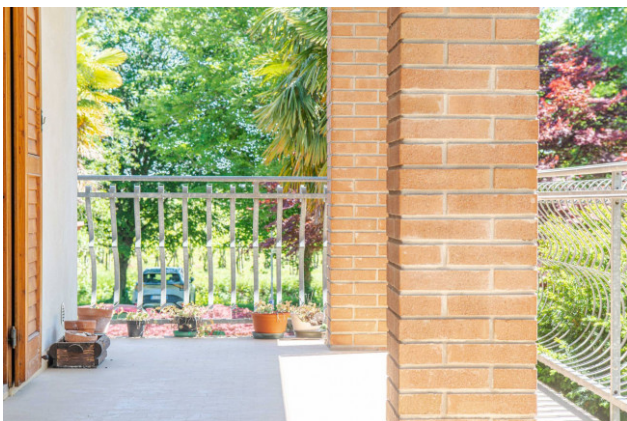
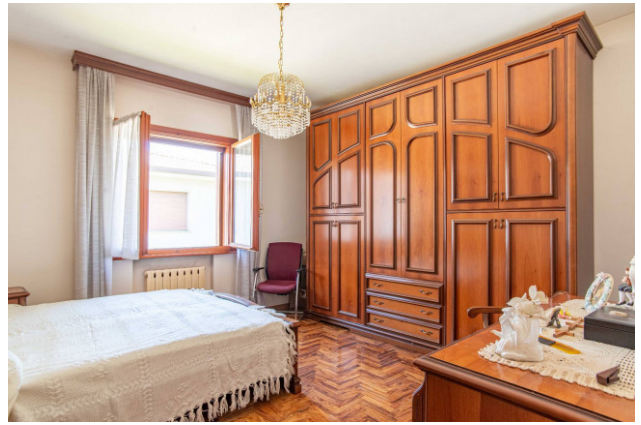
Kindergarten

Elementary Schools

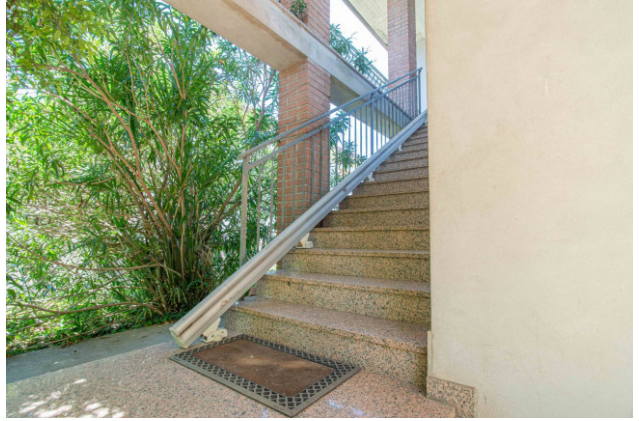
Cafe

Post Offices











PIANO PRIMO
SCALA 1:200 FORMATO A4

Andrea
Oliva &
.....



PIANO PRIMO
SCALA 1:100 FORMATO A4

Andrea
Oliva &
.....