

Ref. 2874 – VILLA TIRRENIA

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SEA VIEW VILLA WITH GARDEN AND POOL FOR SALE IN RAVELLO, AMALFI COAST

Ravello – Salerno – Campania

**Interiors**
231 m²**Bedrooms**
3**Bathrooms**
5**Total land**
1,100 m²**Swimming pool**
6 × 3 m

In the higher part of Ravello, in a very convenient location with breathtaking views of the sea of the Amalfi Coast, stands this villa with garden and terraces. The main house is spread over four levels, connected by a spiral staircase, with the exception of the basement, which enjoys exclusive access from the terrace. The property is surrounded by greenery, enhanced by pergolas, fruit trees and bougainvillea creepers, which give it charm. In the final part of the garden, in a very private and exclusive location, is the 6 × 3 m swimming pool with sunbathing area.

SUMMARY OF THE PROPERTY

REFERENCE #: 2874 – VILLA TIRRENIA

TYPE: villa

CONDITIONS: restored

LOCATION: sea view

ACCESS: on foot

INTERIORS: 231 square meters (2,485 square feet)

TOTAL ROOMS: 11

BEDROOMS: 3

BATHROOMS: 5

ANNEXES: guesthouse

MAIN FEATURES: hot tub, exposed stonework, exposed beams, decorated terracotta floors, fireplace, terraced garden, pergola, summer dining area, swimming pool

EXTERIOR: 1,100 square meters (0.3 acres)

GARDEN: yes, terraced

SWIMMING POOL: 6 × 3 m

ELECTRICITY: already connected

WATER SUPPLY: municipal water supply

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 171.56 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Ravello (2km; 5'), Amalfi (9km; 30'), Conca dei Marini (10km; 35'), Maiori (11km; 30'), Eurore (15km; 40'), Praiano (20km; 55'), Positano (25km; 1 h 10'), Pompeii (32km; 50'), Salerno (48km; 1h 5'), Naples (58km; 1h 15'), Sorrento (59km; 1h 35')

CLOSEST AIRPORTS

Napoli U. Niutta (60km; 1h 10'), Salerno Costa d'Amalfi (65km; 1h 10'), Roma Ciampino (260km; 3h), Bari K. Wojtyła (265km; 3h 20'), Roma Fiumicino (290km; 3h 20')

VILLA TIRRENTIA

In the higher part of **Ravello**, in a very convenient location with **breathtaking views** of the sea of the **Amalfi Coast**, stands this **villa** with garden and terraces. Services are all available in Ravello and Minori, with a supermarket available less than 2 km away on foot. A nursing/elementary and secondary school is also available in Ravello.

The **main house** (171 m² – 1,840 ft², 2 bedrooms and 3 bathrooms) is spread over four levels, connected by a spiral staircase, with the exception of the basement, which enjoys exclusive access from the terrace. The property has two independent entrances: one on the ground floor with direct entry to the kitchen and one on the second floor leading directly to the living room.

- **Basement** (with independent access): wellness center with sauna and Turkish bath; the large window ensures a unique view of the sea;
- **Ground floor**: kitchen with dining area and exit to the panoramic terrace where there is an elegant pergola and a sunbathing area with *Jacuzzi*;
- **First floor**: large double living room, very bright thanks to a large French door leading to the small terrace overlooking the gulf, and service bathroom;
- **Second floor**: two bedrooms with en-suite bathroom.

A summer **kitchen** (24 m² – 258 ft², 1 bathroom) with independent access provides preparation space for lunches and dinners in the garden and a convenient service bathroom.

The property then includes a charming **guesthouse** (36 m² – 387 ft², 1 bedroom and 1 bathroom) on two floors connected by internal staircase. On the upper level is the living area with kitchenette while on the lower level is a bedroom with private bathroom.

EXTERIOR

The property is surrounded by greenery, enhanced by pergolas, fruit trees and bougainvillea creepers, which give it charm.

At the first-floor entrance there is a characteristic fountain with three basins and as many spouts, an ornate floor and a corner bench decorated like the wall behind.

There is also access to a large **terraced garden** (about 1,100 m²), partly paved, which houses an outdoor dining area with a wood-burning oven and a large masonry countertop, all covered by a bamboo canopy that provides shade and comfort.

In the final part of the garden, in a very private and exclusive location, is the **6 x 3 m swimming pool** with sunbathing area.





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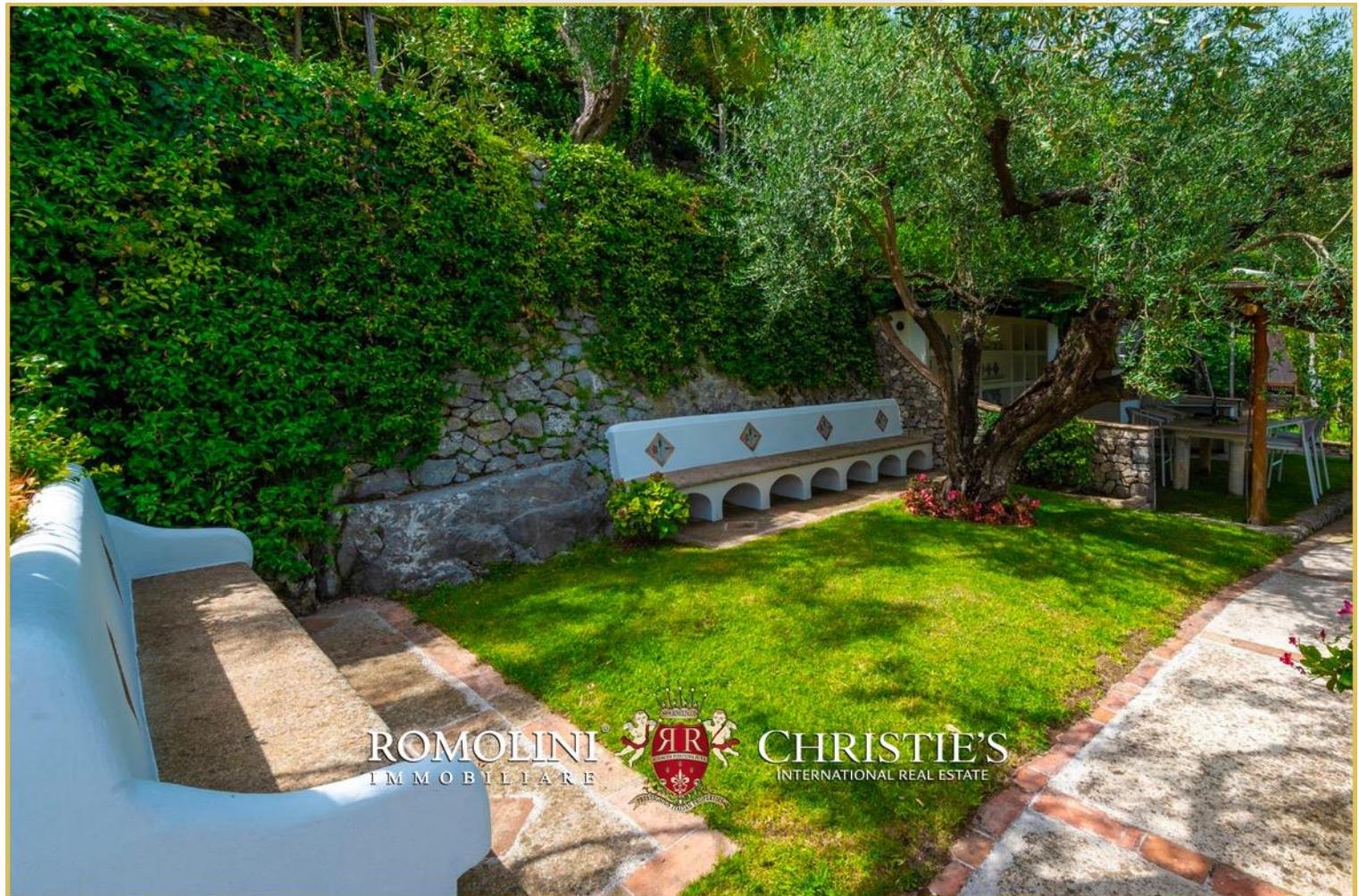




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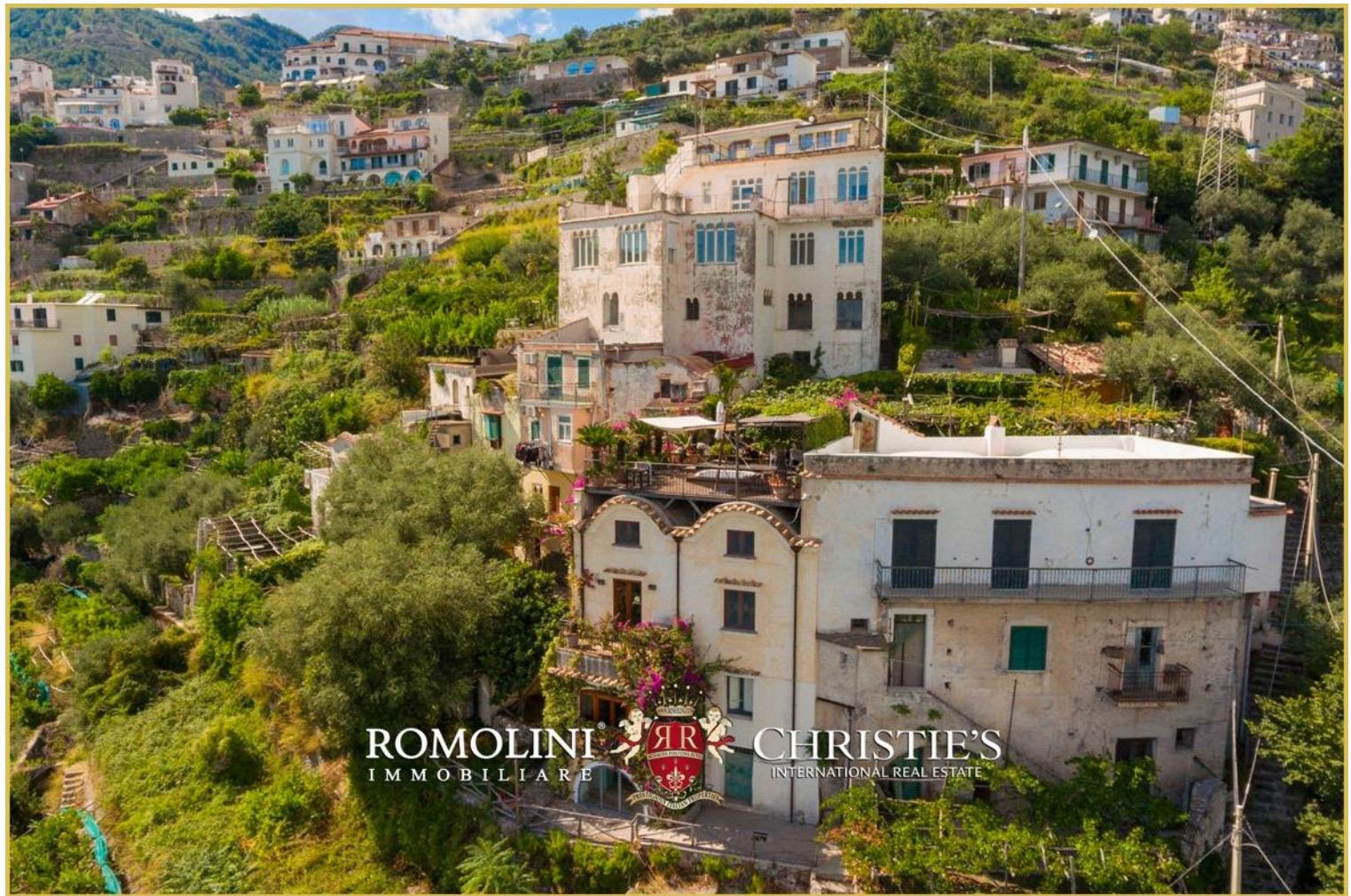


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