



## sh 819 villa, Termini Imerese



### Informazioni sull'Agente

Nome:	Franco Leone
Nome della ditta:	SICILY PROPERTY BROKERS
Nazione:	Italia
Experience since:	2006
Tipo di servizio:	Selling a Property
Specialties:	Buyer's Agent, Foreclosure, Other
Property Type:	Apartments, Houses, Land lot, Agriculture, Other
Telefono:	+39 (338) 207-6371
Languages:	English, Italian
Sito web:	<a href="http://www.sicilypropertybrokers.com">http://www.sicilypropertybrokers.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 185,000

#### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Sicily
Città:	Termini Imerese
Indirizzo:	sh 819
Publicato:	08/12/2024

#### Descrizione:

Superb investment property ( or turn key) in SICILY!

Stunning Sea and Mountain views., by day and night.

Situated just 3 kilometres from the Historic town of Caccamo, with it's beautiful Norman castle towering over Lake Rosamarina. Ample shops, bars and restaurants. ( Caccamo sits between Palermo and Cefalu, 30 min drive each way)

And 10 min to Termini Imerese, multiple shops, railway station, amazing markets, and Port.

2 bedrooms with sea view. 1 bathroom, housing bath tub, shower cubical, vanity, WC. Washing machine. large kitchen, living, dining, sea views.

Fully equipped. Outside kitchen, oven, hob, fridge/freezer, sink. Retractable sun roof. Sea views.

4 terraces to relax and dine on. All with sea views.



Beautifully furnished, gas central heating and fully equipped, Absolutely everything included in sale. ( All high end furniture, tables, chairs, mirrors,TV, sofas, beds, appliances, Pellet stove, large range cooker gas, 5 rings. Dishwasher, fridge/ freezer, crockery, cutlery, pots n pans, coffee machine, linens) excellent condition.

Mains electric, Co-operative mains Water, Large gas tank. Septic tank.

Gated entrance, parking 4 + cars.

Easily maintained Terraced garden, fruit trees, Orange, Lemon, Clementine, Plum, Olive and Apricot. Well

(Inground pool 6 x 3 metres with Jacuzzi, sea views) See footnote

€185.000 freehold

Cash buyer only

Note

(After the refurbishment . The villa's documents have not been updated. Therefore to be sold with original documentation)

Past six years it has been fully booked through Vrbo..50+ 5 star reviews. And is a registered Casa Vacanza.(Holiday home) Sleeps 4 + 2 with sofa bed.

(A full management team is available for rental business if required.)

Great investment, very good return, 20%

Genuinely interested buyers only. Please contact for more information.

About Sicily Property Management Brokers

We understand that buying a property abroad can seem daunting , stress

Nuovo: No

Condizione: Excellent

Tenanted: No

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.167.130



IMLIX

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<https://www.imlix.com/it/>

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