

**in sale a Catanzaro**  
**Siano**  
**€ 250.000**  
**Ref. CZ-518**



**330 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 8**

Catanzaro, via Dei Tulipani, in a private and quiet position, we offer for sale a single villa built on a plot of land of approx. 2,500. The villa, spread over two living levels as well as a garage and cellar on the S1 floor, has finishes dating back to the time of construction, highly sought after and of great charm, and therefore needs work to adapt to the most modern energy standards. Inside it is composed of a bright living room characterized by large windows overlooking the loggia and the garden, a fireplace and an open staircase complete the living room. Eat-in kitchen with access to the small terrace, utility room, bedroom/study and bathroom on the ground floor. The first floor, dedicated to the sleeping area, consists of four bedrooms all with access to the two large terraces overlooking the private garden, master bathroom and storage room. The property includes a double garage, cellar, toilet and laundry room in the basement. The villa is surrounded by a completely fenced garden with trees which can be accessed from via del Tulipani, partly tiled with porphyry stone slabs. Ideal solution for those who want a comfortable independent residence a few steps from the city center.

**Property details**

**Address:** Via dei tulipani

**Zip Code:** 88100

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 8

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Age Construction:** 1988

**Balconies:** Present, 25 sq.m.

**Terrace:** Present, 50 sq.m.

**Garden:** Private, 2.500 sq.m.

**Kitchen:** Regular Kitchen









