

Property Class:

Villa

Property Price ( in € ):

Price on Request

Location:

Centola

Cilento

Cilento

Description:

Villetta in Foria di Centola

40°05'28.7"N 15°19'12.3"E (40.091295, 15.320085)

The property is located in Centola (SA) in via Difesa, few km from the Palinuro beach area. It is completely fenced and has got a 1000 sqm garden. It has been built before 01.09.1967 and it has been well maintained until recently when owners left it; unfortunately the neglect can be seen in some roof leaking areas due to water-proof layer damage.

Its size is 150 sqm, on two levels. The access is on ground floor leading into an entrance, sitting room and one bedroom; on top floor there is another apartment with kitchen sitting room and two bedrooms.

The property is not lived in at the moment.

Property Tags:

Less than 30min from Train Station

Less than 1h from the Sea

Less than 2h from Airport

Address:

Via Difesa, Centola (SA)

Services:

The villa is connected to mains water and electricity, and there will be an LPG heating system. The area has good mobile phone reception for telephone and 3G internet. Renewable energy sources such as solar panels can be available on request.

Location:

Palinuro is an Italian small town, the most populated civil parish (frazione) of Centola, Province of Salerno, in the Campania region. The name of the town is derived from Palinurus, the helmsman of Aeneas, as recorded in the fifth and sixth books of the Aeneid.

Palinuro is part of the Cilento and Vallo di Diano National Park, an area of "shrubland" typical of Mediterranean countries.

It is popular with tourists, especially in summer, due to the cleanliness of its waters and beautiful beaches; and is regularly awarded five stars Blue Flag

The town is also famous for the caves along its coast, which are regularly visited, especially by frogmen.

The town is linked to Salerno and Naples by hydrofoils. The nearest main road is 10 km to the north, connecting Salerno-Battipaglia-Paestum-Agropoli-Vallo della Lucania-Policastro-Sapri.

The nearest railway station, Pisciotta-Palinuro (on the Naples-Reggio Calabria line) is 8 km to the north and is linked to the town by regular buses

Condition:

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It has been built with regular permission n° 55/1974; there is a minor dissimilarity which has been addressed with a permit prot. n° 399/1982 del 01.04.1986 although fees have not been paid yet (4500 € approximately). L&G Properties Srls will prepare the necessary documents to clear the issue.

Viewing can be arranged approximately up to 1 week prior to the auction in order to prepare the necessary documents.

L&G Properties has extensive experience in this type of renovation. We can assist our clients throughout every step of the process.

Due to our Ltd "Article of Association" and experience we are able, also, to offer you a "Property Search Service"(Feasibility Study i.e. "Valuation survey": Surveys and property analysis (deeds, title search, urban planning compliance, etc.) & "Building and structural survey": Preliminary design estimate and evaluation (building costs, budget definition)), giving our professional support when you buy properties from estate agents, and deliver a "built to order" project.

For a price comparison report, please check:

<https://www.agenziaentrate.gov.it/servizi/Consultazione/ricerca.htm> (Italian only)

Disclaimer: L&G will act as buyer's agent in the sale.

For further details, photos and floor plans, if not available online, please contact L&G Properties offices on +39.392.7786137 and ask to speak to Luigi Sibilla or, alternatively, please send an email.

Square Meters ( m<sup>2</sup> ):

150

Rooms:

6

Bedrooms:

3

Bathrooms:

2

Year of Construction:

1967

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