



COLDWELL BANKER
24RE

Coldwell Banker 24RE
Piazza Amedeo 8 - 80121 Napoli
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Villa for Sell in Fisciano

📍 Salerno, SA

690.000€



Contact info



Coldwell Banker 24RE

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Description

Elegant newly built/refurbished panoramic villa, finished with absolute attention to detail.

The property, completely independent on all four sides, enjoys privacy and tranquility, offering spacious, bright, and comfortable interiors. The structure is arranged over four versatile levels, easily divisible into multiple residential units thanks to already-prepared independent entrances.

The top floor is of recent construction, while the three pre-existing levels have undergone an extensive, multi-year redevelopment that has brought the entire building to **Energy Class A**. The roof is thermal, ventilated, soundproofed, and equipped with state-of-the-art 6 kWp photovoltaic panels. Thermal insulation is ensured by an external insulation system and double-glazed PVC windows, complemented by Roman-style galvanized iron anti-intrusion shutters. Additional works include structural and seismic upgrades with reinforcement of reinforced-concrete elements and restoration of beam-column joints.

Year-round comfort is guaranteed by an advanced heating and cooling system with a **Vaillant aroTHERM heat pump**, a Unitower for underfloor radiant heating, and ducted fan coils on the top floor. On the ground floor there is a high-efficiency **Carinci thermo-fireplace** which, through heat recovery from exhaust fumes, supplies the cast-iron radiators of the three existing floors, with the option to also serve the top floor; alternatively, a modern **Immergas condensing boiler** is available. Each level is surrounded by wide balconies facing east–south–west, with convivial terraces adjoining the dining areas.

The villa features two large windowed garages offering multiple covered parking spaces and areas ideal for hobbies or gardening, as well as additional outdoor parking spaces. The outdoor area, arranged over several terraces, includes an elegant rooftop garden with prized plants, a productive orchard with citrus trees yielding from October to June, and a dedicated vegetable garden. Security is ensured by perimeter and volumetric alarm systems, video surveillance, and advanced home automation for remote control and energy optimization.

Setting

The villa is located in a residential, private, and quiet area, characterized by excellent surroundings, privacy, and convenience. Its position is strategic thanks to proximity to the University of Salerno, quick motorway connections, and full access to city-center services. It is also an ideal location for outdoor enthusiasts: just minutes away lies **Pizzo San Michele**, one of the area's most appreciated hiking destinations, with trails through oak and beech forests and breathtaking panoramic views over the coast and the Gulf of Naples. This blend of urban comfort and nature makes the property ideal for families and professionals seeking quality of life, privacy, and excellent connectivity.

Details



Property ID: CBI148-2608-802



Surface: 550.00 m²



Rooms: 15



Garden: Privato, 330 sqm



Bathrooms: 4



Energy Class: A1



Bedrooms: 5

Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 550.00 m²



Rooms: 15



Bedrooms: 5



Bathrooms: 4



Balconies: Presente



Parking space: Uncovered



Garage: Double



Garden: Private, 330 sqm



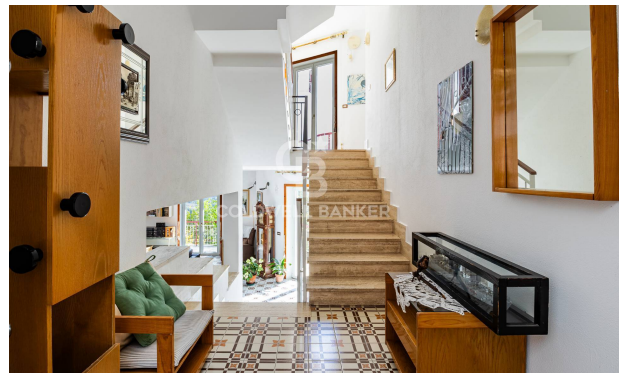
Fireplace: Yes

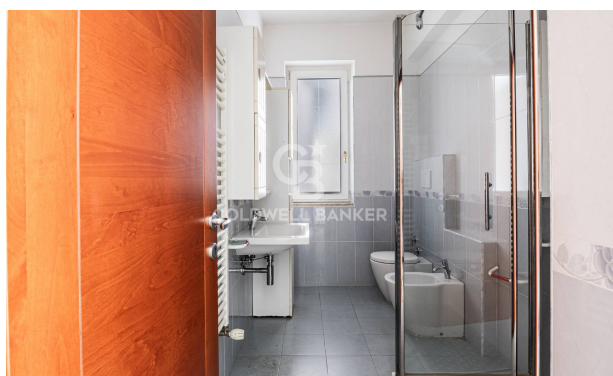
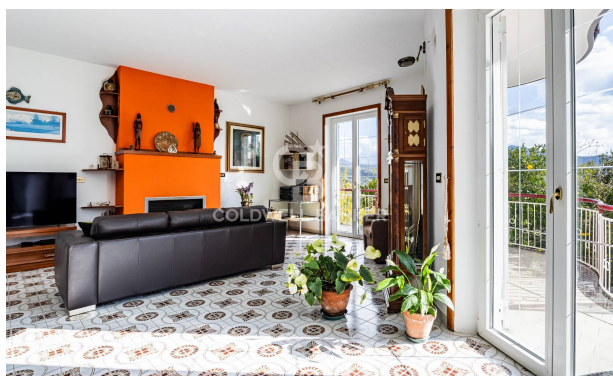


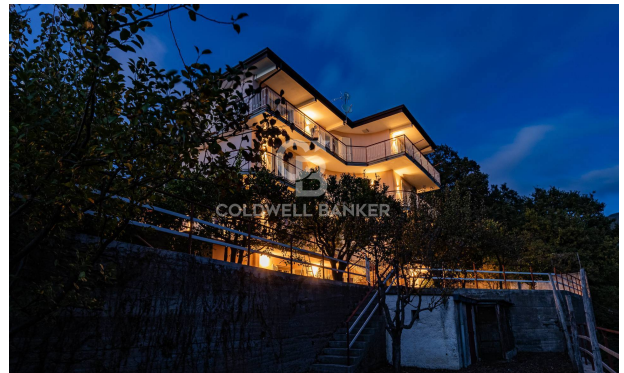
Terrace: Present

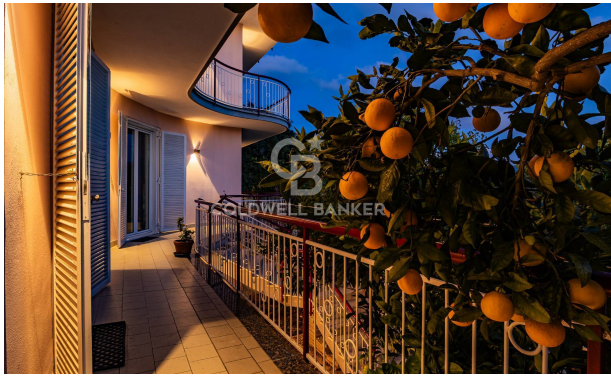
Images



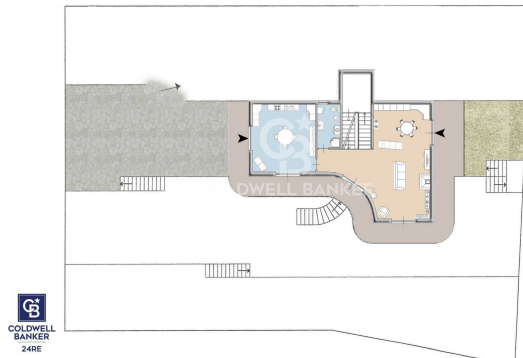




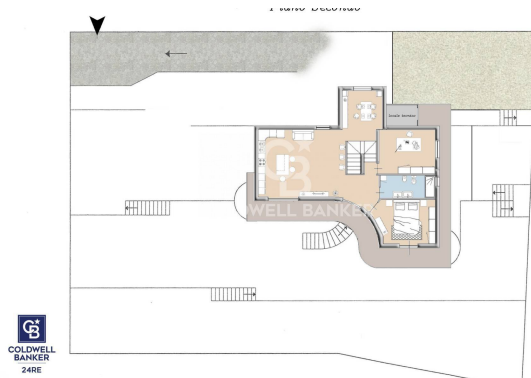




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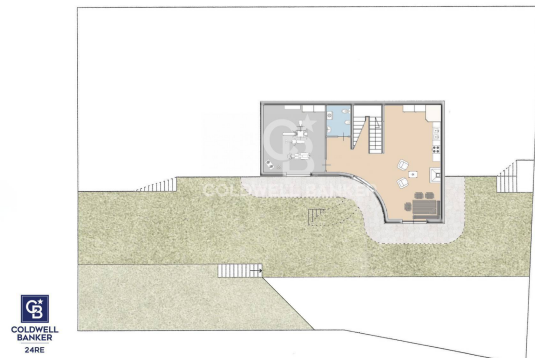


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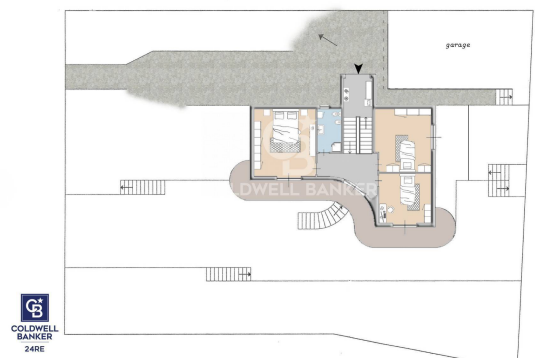
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Piano Seminterrato



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