

Villa for sale in Ferentino

€ 355.000

Ref. AC99-149-1314



250 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

"Villa Lina"

In the characteristic Ciociaria town of Ferentino, in a well-connected residential area, a few minutes from the motorway exit (A1), we offer for sale a detached villa with garden and olive grove, fenced and in an excellent state of maintenance: VILLA LINA.

VILLA LINA is spread over two floors in addition to the attic.

On the ground floor the villa consists of a lounge with an open space kitchen which occupies most of the surface area of the ground floor apartment, two large bedrooms and a very large bathroom and a useful storage room-laundry room.

The apartment has a lot of light thanks to the large glass windows that create plays of light with the very brightly colored walls of the living area.

The modern furnishings with attention to detail contribute to creating a relaxed and comfortable atmosphere which can also be perceived from the living area in the master bedroom, where a circular interlocking hydromassage tub has been created which is very scenic and certainly one of a kind.

The living area offers a fireplace (heated fireplace) which fits perfectly with the red color of the open kitchen.

The rooms are comfortable and bright, harmoniously distributed following an architectural project aimed at giving emphasis to the Living area, which is most used and experienced.

From the ground floor you access the first floor via an internal staircase but also thanks to an independent access at the back of the villa.

The central door at the back leads to a large entrance that communicates with a double living room overlooking the surrounding garden thanks to a balcony-terrace that covers the entire surface of the living room.

The living room, equipped with a beautiful fireplace, leads to a large and bright kitchen, also equipped with a working fireplace, designed to offer practicality and dynamism.

Through a small corridor you reach the two large bedrooms with two bathrooms.

The villa is spread over a total area of approximately 250 m2 (ground floor and first floor) in addition to the spacious and comfortable attic, reachable via a well-kept wooden staircase.

The attic area, equipped with practicable and perfectly livable heights, offers four large areas where a third apartment has been created.

The attic offers a large living room with three rooms (to be used as a bedroom or study or guest room) and a bathroom, as well as a very useful closet, furnished to measure.

The garden, perfectly cared for in every detail, is characterized by fruit trees and enjoys an olive grove of approximately 1100 m2.

The flat land lends itself well to a swimming pool project (both in-ground and above-ground).

The rear garden features a gazebo and a comfortable woodshed while the front area consists of a large terrace and a covered garage.

A large part of the garden can be used as a vegetable garden for the production of 0 km vegetables.

The systems are functioning and in a good state of maintenance, as are the roof and fixtures.

The villa is therefore immediately habitable.

The current, well-preserved furnishings are not included in the asking price; however, if of interest, it could be purchased separately.

VILLA LINA is the ideal choice for those who love the privacy of villas with gardens but don't want to give up the proximity of services and transport, just 5 minutes by car.

Furthermore, its location, easy to reach, allows you to go to Rome in 40 minutes and to Naples in just over an hour.

Ideal solution for enjoying the "slow life" in the heart of Ciociaria.

For information call 0776566289 or +39 3348094290.

Features

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| Code: AC99-149-1314 | Reason: Sale |
| Categoria: Villa | Address: Via Casilina, 2483 |
| Zip Code: 3013 | Municipality: Ferentino |
| Total Square Meters: 250 sq.m. | Bedrooms: 4 |
| Bathrooms: 4 | Rooms: 10 |
| State of Preservation: Good | Level: Buildings |
| Total Floor: 3 | Heating: Heating |
| Parking: Carport | Balconies: Present |
| Terrace: Present | Garden: Private, 1.100 sq.m. |
| Kitchen: Regular Kitchen | Box: Single |
| Terrace | Tv Antenna : Autonomous |
| Porch | Tv SAT : Autonomous |
| Closet | ADSL Coverage |
| Cellar | Fastweb Coverage |
| Fireplace | Air-Conditioned |
| Telephone System | Wiring : By Law |
| Shower | Aluminum Frames |
| Predisposition for Alarm | Safe-Deposit Box |

Nearby

Gyms

Spa

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Football Fields

Fitness Centers

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Tennis Courts

Bike Lanes

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Playgrounds

Railway Station

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Public Transport

Kindergarten

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Elementary Schools

Schools

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High Schools

Cafe

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Post Offices

Shopping Centers

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Municipal Offices





















