

Villa for sale in Cassino

€ 1.000.000

Ref. AC99-149-1363



692 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 22

"Villa Maria Stella"

In Cassino, bordering Villa Santa Lucia, in a privileged position along the Casilina state road, this villa represents a perfect fusion of elegance, comfort, and privacy.

Immersed in a setting of rare beauty, the property is located in a quiet and peaceful area, yet is easily accessible and well connected to the main urban centers.

Its strategic location allows you to enjoy the serenity of the countryside without sacrificing proximity to all the amenities the city has to offer.

The allure of living in an exclusive residential area, just minutes from the heart of Cassino, makes this villa an unmissable opportunity for those seeking the best in quality of life and accessibility.

The villa is an architectural work of art, designed to satisfy every need for comfort and luxury.

The entire property was constructed with the highest-quality materials, including exquisite marble that enhances every room, lending a sense of sophisticated elegance. Every detail has been carefully chosen, from the lighting to the layout, to create an atmosphere of refined beauty unlike any other.

The villa is spread over two levels, offering ample space for uncompromising freedom and comfort.

On the ground floor, a series of bright rooms welcome those who enter with a majestic illumination of natural light.

The striking central fireplace is the heart of these rooms: a perfect setting for moments of conviviality and relaxation.

The spaces are furnished with an elegant and discreet style, designed to meet the most demanding tastes, while offering

the functionality necessary for everyday life with absolute pleasure.

Going up to the first floor, you access a panoramic terrace which, thanks to a spectacular glass dome, is naturally lit at all times of the day.

This space, besides offering a breathtaking view of the surrounding countryside, is a haven of pure beauty and tranquility, ideal for relaxing or enjoying a sunset aperitif, bathed in ever-changing light, creating captivating plays of reflections.

The private park surrounding the villa is a true paradise, a peaceful oasis where lush greenery and attention to detail blend together in a natural embrace.

Fully fenced, the park guarantees maximum privacy, allowing owners to enjoy moments outdoors in complete tranquility.

Inside, the swimming pool, surrounded by a large solarium, is the perfect place to cool off on hot summer days, while the barbecue area, nestled in the heart of the garden, is ready to host al fresco dinners, allowing you to spend unforgettable evenings with family and friends, surrounded by the beauty of the landscape.

The property also includes a separate guesthouse, which can be used as a guest area or as additional space for those seeking greater comfort. A large garage, located to the side of the villa, offers space for multiple vehicles, further enhancing the property's practicality.

The location, just minutes from the center of Cassino, allows you to enjoy the tranquility of the countryside without sacrificing proximity to all modern conveniences.

Major roads, such as the Casilina state road and the A1 motorway, are easily accessible, allowing for quick travel to other cities and places of interest.

The area is well-served by schools, shops, and services, yet is far from the hustle and bustle of the city, creating a perfect balance between accessibility and privacy.

This villa is more than just a residence: it is a corner of paradise where luxury, comfort, and beauty combine to offer an extraordinary quality of life.

A unique opportunity, in a perfect location for those seeking maximum well-being in one of the most beautiful and peaceful areas of Ciociaria.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: E

Features

Code: AC99-149-1363	Reason: Sale
Categoria: Villa	Address: Via Casilina, 17
Zip Code: 3043	Municipality: Cassino
Total Square Meters: 692 sq.m.	Bedrooms: 5
Bathrooms: 7	Rooms: 22
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1967	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Double
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Jacuzzi

Shower	Aluminum Frames
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Predisposition for Alarm	Safe-Deposit Box
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Shutters	
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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	
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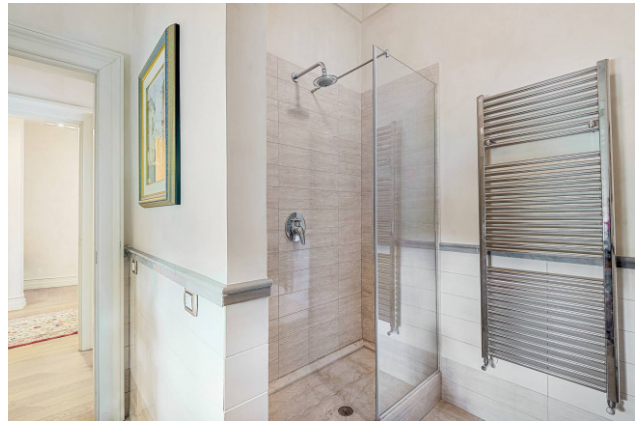
Alfano Real Estate S.r.l.

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