

**whole building for sale in Monte San Giovanni  
Campano  
Chiaiamari  
€ 45.000  
Ref. AC99-149-1364**



**235 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 16**

**Perna Palace**

In Monte San Giovanni Campano, in the quiet area of Chiaiamari, we offer for sale a characteristic historic stone building, with 360 degree exposure, bright and airy.

The property is presented free upon deed and offers a total of 235 square meters, distributed over three floors plus a lovely terrace of approximately 50 square meters.

On the ground floor there is a single car garage of 20 m2, two uncovered parking spaces, the cellar also measuring 20 m2 while the residential rooms are on the first and second floors.

Access to the property is dual, there is a door facing the street and a second on the small terrace behind the property and internally it is possible to create two separate apartments.

Internally it is composed of an entrance hall, dining room with fireplace, kitchen, two double bedrooms, study, bathroom and panoramic balcony. Going up to the second floor we find four more bedrooms and a second bathroom.

The panoramic exposure makes this property very bright, being located in a hilly position, from its windows you can enjoy a view of the surrounding green hills and the city of Arpino, only a few kilometers away.

Internally the property is immediately habitable, the floors are in grit from the early 1900s in all rooms with the exception of the two bathrooms, the fixtures on the first floor are in double-glazed aluminum with shutters, on the second floor we find those of the period wooden with shutters.

The building is fortunately also equipped with two large terraces, the first facing the street of approximately 40 m<sup>2</sup>, while the second, of approximately 35 m<sup>2</sup>, in a more private position, on which a lush lemon plant has grown.

The roof is in good condition, the systems are all present (electricity, water and methane gas), but temporarily suspended. A further convenience is represented by the two exclusive garages, one with internal access directly into the entrance area.

The property is sold partially furnished.

Ideal for those looking for a spacious and comfortable solution, in a quiet residential area but convenient to services.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1364	Reason: Sale
Categoria: whole building	Address: Via Casanuova, 11
Zip Code: 3025	Municipality: Monte San Giovanni Campano
Zona: Chiaiamari	Total Square Meters: 235 sq.m.
Bedrooms: 6	Bathrooms: 2
Rooms: 16	State of Preservation: Good
Level: Buildings	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1940	Balconies: Present
Terrace: Present, 75 sq.m.	Kitchen: Small Kitchen
Box: Double, 20 sq.m.	Terrace : 75 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Telephone System	Shower
Wooden Window Frames	Aluminum Frames
Shutters	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools

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Cafe

Post Offices

Municipal Offices

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