

## Apartment for sale in Aquino

€ 69.000

Ref. AC99-149-1462



**118 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7**

In the quiet residential area of Via Vincenzo Pelagalli, in Aquino, we offer for sale a spacious apartment of approximately 118 square meters located on the second floor of a three-story building.

The property stands out for its excellent sun exposure, which ensures bright and airy rooms throughout the day.

The entrance opens onto a large central corridor that functionally distributes the internal spaces.

The living area comprises an eat-in kitchen with a comfortable terrace, ideal for outdoor dining or relaxing, and a large, bright living room, enhanced by a spacious balcony with open views.

The sleeping area includes three well-proportioned bedrooms, perfect for a family or for those needing additional space for study and work, as well as a windowed bathroom with a bathtub.

The apartment is in overall fair condition: some routine maintenance/renovation work is needed, but the structure is solid and well-preserved.

Thanks to its generous size and rational layout, the property lends itself to easy customization, making it an excellent solution both as a primary residence and as an investment.

The location is secluded yet well-connected: Aquino is a town rich in history and services, located in a strategic area of the province of Frosinone.

The proximity to the Roccasecca railway station and the main roads (A1) guarantees rapid connections to Cassino, Frosinone, Rome and Naples.

There's also the option to purchase additional residential units and a nearby commercial space in the same building, ideal

for those looking to expand their space or start a business there.

An exciting opportunity for those seeking a spacious, bright, and customizable home in a convenient, well-served setting. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1462	Reason: Sale
Categoria: Apartment	Address: Via Vincenzo Pelagalli, 44
Zip Code: 3031	Municipality: Aquino
Total Square Meters: 118 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 7
State of Preservation: Good	Level: 2
Total Floor: 3	Heating: Heating
Age Construction: 1970	Balconies: Present
Terrace: Present	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Telephone System	Shower
Wooden Window Frames	Shutters

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



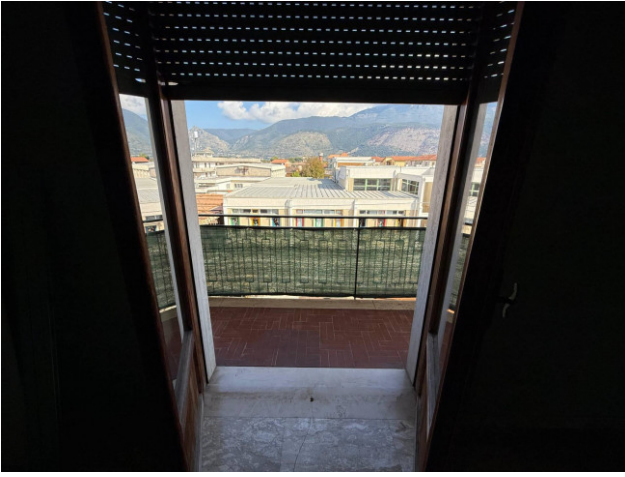
**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603