

## detached house for sale in **Castrocielo**

**€ 189.000**

**Ref. AC99-149-1471**



**430 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

### "Capodacqua House"

In Castrocielo, in a quiet residential area and more precisely in Via Capodacqua, we offer for sale an interesting independent house with accessories and garden.

Castrocielo, a charming town in the province of Frosinone, is known for its picturesque location and historical heritage, inviting you to experience a serene quality of life, in contact with nature and with a welcoming community.

The property extends over a generous surface area of approximately 150 m<sup>2</sup>, distributed over two levels, making the spaces large and bright.

On the ground floor, the entrance opens onto two large porches of approximately 80 square meters each, ideal for enjoying pleasant moments outdoors, perfect for summer lunches or simply for relaxing in a peaceful setting.

Continuing inside, there is a spacious eat-in kitchen, a living room, with its fireplace, creates a warm and welcoming atmosphere, perfect for winter evenings and a well-arranged bathroom, which offers functionality.

Going up to the first floor, you enter an area dedicated to rest and privacy, consisting of three large and bright bedrooms. Each room features excellent space opportunities, perfect for families or for those who want to dedicate a room to a study or personal hobby.

This floor is completed by an additional bathroom, making the layout of the spaces extremely comfortable for all members of the family.

Externally, the property is surrounded by a large garden of approximately 3,000 m<sup>2</sup> completely fenced, a true private

refuge where you can enjoy the beauty of the surrounding landscape.

In addition, there are two large warehouses of approximately 100 m2 each, perfect for use as a storage area or as a rustic kitchen.

The house is equipped with a well, ensuring a low-cost water supply, and has an automatic gate, which offers convenience and security.

The autonomous LPG heating with radiant panels ensures excellent energy efficiency, keeping the rooms warm and welcoming during the colder months.

This property represents an unmissable opportunity for those who wish to live in a quiet place, surrounded by nature, without giving up modern comforts and at the same time close to all services.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1471	Reason: Sale
Categoria: detached house	Address: Via Capodacqua, snc
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 430 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private, 3.000 sq.m.	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	

## 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

