Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

historic residence for sale in San Donato Val di Comino

€ 194.000

Ref. AC99-149-1475



150 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

Modoni Palace
In San Donato Val Di Comino (Via Orologio), we are pleased to offer for sale an elegant and refined historic building with exclusive roof garden, balcony and cellar.
The property is approximately 150 m2, is arranged on three levels but inside is divided into two residential units each with its own independent entrance, the largest property is on the mezzanine and first floor, and is composed of a large entrance hall, living room with fireplace and exposed brick kitchen with Vietri majolica, two bedrooms, bathroom, balcony and ornamental garden of 75 m2. The second property has exclusive access from the street behind the building, at the end of the marble staircase we are welcomed by a delightful two-room apartment consisting of a living room with open kitchen and second fireplace, double bedroom, bathroom and panoramic balcony.
This historic building has been completely and tastefully renovated and will be sold complete with almost all the furnishings present inside, the floors in the living area are in terracotta with Vietri majolica inserts, in the sleeping area there is a fine parquet with laid paintings while the fixtures are all made of double-glazed wood with aluminum shutters, both services are decorated with Vietri majolica.
It is important to highlight the point of greatest comfort and value of the property, the roof garden. It has been completely repaved in stone and marble, while the railing and the access door are in galvanized iron. This environment allows you to

enjoy a wonderful view of one of the most historic and valuable villages in the Comino Valley, a few steps from the Abruzzo, Lazio and Molise National Park.
The lovely two-room apartment can be connected to the main house, but today it is exploited with a high annual income for short-term rentals, or as a holiday home as the strategic position makes it attractive for both the summer and winter skiing seasons.
One of a kind investment.
For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

Certification

Energy Class: G

Features

Code: AC99-149-1475	Reason: Sale
Categoria: historic residence	Address: Via Orologio
Zip Code: 3046	Municipality: San Donato Val di Comino
Total Square Meters: 150 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Age Construction: 1700	Balconies: Present, 5 sq.m.
Garden: Private, 75 sq.m.	Kitchen: Exposed Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 20 □	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

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

















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