

Villa for sale in Alatri

€ 280.000

Ref. AC99-149-1516



260 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Villa Annalisa

In Alatri (Via Allegra), we offer for sale a charming Villa built in the mid-90s in reinforced concrete, which is spread over three levels, surrounded by a large park of 5000 meters with a beautiful olive grove, in a bright and panoramic position.

The property is in excellent condition and is immediately habitable. One of the first features to highlight is certainly the access: being a house positioned on a hill, the entrance driveway that goes up through the olive grove, leads us directly to the parking area in front of the property.

A large wooden porch of about 25 square meters precedes the entrance door, after which we find the large living area made up of a double living room, adjoining dining room with fireplace, wood oven and bar corner, eat-in kitchen with balcony, double bedroom and a bathroom.

Through the characteristic internal wooden staircase, you can access the first floor, entirely paved in parquet, where we are welcomed by a large hallway / study, two bedrooms, second bathroom and balcony.

In the semi-basement there is the garage and cellar area, today consisting of a single large open space, where it is possible to create a large hobby room.

The structure of the Villa is in earthquake-proof reinforced concrete, the roof is in perfect condition, the window frames are in double-glazed aluminum with shutters, independent heating with boiler and radiators.

The olive grove guarantees total privacy, in which it is possible to create a swimming pool.

Excellent opportunity, a few kilometers from the historic center of Alatri and the City of Frosinone.

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

Certification

Energy Class: G

Features

| | |
|----------------------------------|------------------------------|
| Code: AC99-149-1516 | Reason: Sale |
| Categoria: Villa | Address: Via Allegra, snc |
| Zip Code: 3011 | Municipality: Alatri |
| Total Square Meters: 260 sq.m. | Bedrooms: 3 |
| Bathrooms: 2 | Rooms: 10 |
| State of Preservation: Excellent | Level: Buildings |
| Total Floor: 3 | Heating: Heating |
| Parking: Uncovered Parking | Age Construction: 1992 |
| Balconies: Present, 9 sq.m. | Garden: Private, 5.000 sq.m. |
| Kitchen: Exposed Kitchen | Box: Double, 40 sq.m. |
| Tv Antenna : Autonomous | Porch : 30 □ |
| Tv SAT : Autonomous | Closet |
| ADSL Coverage | Cellar : 30 □ |
| Fastweb Coverage | Fireplace |
| Air-Conditioned | Parquet |
| Telephone System | Shower |
| Aluminum 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 | |





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