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

semi-detached house for sale in Sant'Andrea del Garigliano

€ 70.000

Ref. AC99-149-1524



171 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7

"Carmelina House"
In Sant'Andrea del Garigliano, a small town of about 2000 inhabitants, which became important in world history because it was located on the "Gustav line" during the Second World War, in a residential area, we offer for sale an interesting semi-detached solution with large land of about 2,500 square meters.
This solution represents a unique opportunity for those seeking a quiet but strategic refuge, just 3 km from the famous Terme di Suio, renowned for their thermal waters.
The house is on two levels with a surface area of approximately 170 m2.
On the first floor, accessible via a convenient external staircase, we find a bright living room, a spacious kitchen, two comfortable bedrooms, a functional bathroom and a panoramic terrace partly to be finished.
On the ground floor, we find further convivial and functional spaces including a rustic kitchen with fireplace and a lounge that can also be used as a tavern, perfect for enjoying typical local dishes.
Furthermore, we find a cellar that offers an excellent opportunity for storing wines or to use as a storage room for tools and various objects, a convenient garage to protect your vehicle and offer additional space for storing equipment and an additional bathroom.
The house is completely fenced, ensuring privacy and security.

The presence of a well for domestic use and irrigation allows for autonomous management of water resources, perfect for those who love gardening or want to grow their own vegetable garden.
The autonomous LPG heating ensures comfort during the winter months, helping to maintain a welcoming environment.
The house is in fair condition, and the last renovation dates back to the 80s, including the roof.
This offers the opportunity to customize spaces according to your taste and needs.
Casa Carmelina is an unmissable opportunity for those looking for a home with large spaces and land, a few kilometers from the spa and is ideal both as a main residence and as a holiday home.
For information call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1524	Reason: Sale
Categoria: semi-detached house	Address: Via Scafa, 7
Zip Code: 3040	Municipality: Sant'Andrea del Garigliano
Total Square Meters: 171 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 7
State of Preservation: Discreet	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1967	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Shower
Aluminum 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	

















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