

## Villa for sale in Alatri

**€ 219.000**

**Ref. AC99-149-1531**



**250 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 14**

### Villa Carola

In Alatri, in the heart of Ciociaria, on the Monte Reo hill, we are pleased to offer for sale a Villa on two levels surrounded by nature, in a park of about 5000 meters with 360 degree exposure.

The property is in excellent condition, has three different entrances and is completely fenced with hedges, netting and characteristic dry stone walls.

Internally it is composed of: large living room, dining room with fireplace, eat-in kitchen with wood oven, bathroom, cellar and wooden porch. Through the internal staircase we go up to the sleeping area, made up of three double bedrooms, study, two bathrooms and balcony. On the sides of the Villa, there are two large terraces, one of about 40 square meters, the other of over 70 square meters with heights greater than four meters, entirely covered by a second wooden porch, with a second iron staircase that also leads externally to the ground floor.

The property is in excellent condition, with all systems in perfect working order, in particular it should be noted that for the heating system both the LPG tank and the wood for the thermo fireplace are used, both connected to the boiler.

The 5000 meter garden is certainly one of the most important points of the Villa, it is full of fruit trees, there are also 60 olive trees and three rows of grapes around the perimeter.

Making this house even more unique is the presence of a beautiful wisteria pergola, located on an additional terrace of over 60 m<sup>2</sup>, under which there is a cistern with over ten thousand litres of water collection and a cellar.

Structurally the property is in excellent condition, the roof does not require maintenance, the window frames are made of

wood with double glazing, mosquito nets and shutters.

The hilly position and the surrounding nature allow you to enjoy total privacy with absolute relaxation, but the city services are just a few minutes away by car.

Unique investment.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1531	Reason: Sale
Categoria: Villa	Address: Via Salita Casette
Zip Code: 3011	Municipality: Alatri
Total Square Meters: 250 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 14
State of Preservation: Excellent	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1930
Balconies: Present	Terrace: Present, 80 sq.m.
Garden: Private, 5.000 sq.m.	Kitchen: Regular Kitchen
Terrace : 80 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 15 □
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Predisposition for Alarm	Shutters

## Nearby

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











