

# whole building for sale in Sant'Elia Fiumerapido

## € 245.000

### Ref. AC99-149-1540



## 364 sq.m. | Rooms: 18

### "Lilia Palace"

In Sant'Elia Fiumerapido, in Via IV Novembre, we offer for sale an interesting building suitable for multiple uses.

With a total cadastral area of approximately 364 m<sup>2</sup>, this property represents an opportunity for those wishing to enter the real estate market in one of the most characteristic areas of the province of Frosinone.

Sant'Elia Fiumerapido is a town that boasts good connections to the main communication routes and a lively community life.

The location of the property is strategic, being close to essential services, schools, shops, and entertainment areas.

This makes it ideal for both residential use and for any commercial and/or hospitality activities such as family homes, retirement homes and B&Bs.

The building is composed of three floors, each of which houses an independent apartment, thus ensuring maximum privacy for each housing unit.

The apartments are well distributed and offer large and bright spaces.

The attic floor offers a particularly welcoming atmosphere, ideal for being transformed into an original space or a relaxation area.

On the ground floor, you will find garages and warehouses for a total area of approximately 123 m<sup>2</sup>.

This area is perfect for those who need extra space, either for storage purposes or for commercial activity.

Direct access from the street allows for easy movement of goods, making the ground floor versatile and functional.

Each apartment is equipped with independent heating with radiant panels powered by methane gas. The fireplace in the top floor apartment creates a warm and welcoming atmosphere during the cold winter months. The interior spaces offer ample opportunities for customization, allowing each apartment to be adapted to the tastes and needs of different future owners or tenants. Although the building is in fair condition, it is important to highlight that it requires some maintenance work. This offers the opportunity to renovate and improve the property to your liking, thus increasing its market value. It is a perfect opportunity for those who wish to invest in an asset to be revalued and made unique. This entire building represents not only an investment opportunity, but a true blank canvas ready to be transformed. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1540	Reason: Sale
Categoria: whole building	Address: Via IV Novembre, 76
Zip Code: 3049	Municipality: Sant'Elia Fiumerapido
Total Square Meters: 364 sq.m.	Rooms: 18
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Age Construction: 1964
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Box: Triple, 100 sq.m.
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window 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

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Municipal Offices

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**Alfano Real Estate S.r.l.**

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