

# historic residence for sale in Sessa Aurunca

## € 185.000

### Ref. AC99-149-1565



**615 sq.m. | Bathrooms: 3 | Rooms: 30**

#### "San Carlo Palace"

In the heart of San Carlo, a charming hamlet of Sessa Aurunca, we offer for sale an ancient historic building dating back to 1800, a true architectural jewel that tells stories of a bygone era. Located in Via Chiesa, this charming building is in a strategic position, a few steps from the famous Terme di Suio, renowned for their healing properties and natural charm.

The proximity to the splendid beaches of Baia Domizia and the Pontine Coast makes this property even more desirable, offering a perfect balance between culture, relaxation and natural beauty.

Furthermore, the town of Rocca Monfina, just 15 minutes away, offers an immersion in uncontaminated nature and breathtaking views.

The palace extends over a generous surface area of approximately 615 m<sup>2</sup>, distributed over three levels, each of which presents a variety of structures and possibilities for use, making it an ideal option for the creation of a splendid hospitality facility.

With a total of 30 rooms, some already renovated with taste and attention to detail, and others to be renovated, the potential of this property is practically unlimited.

Well-distributed spaces can be transformed into cozy rooms, elegant common areas or event rooms, creating a unique atmosphere that will attract tourists and visitors looking for an authentic experience in local history and culture.

To further enrich the offer, the palace preserves fascinating historical details, such as ancient terracotta floors and walls made of local stone of great aesthetic value, which give a distinctive character and a warm and welcoming atmosphere.

Every corner of this space tells a story and invites you to discover the charm of the past. The property is completed by a garage of approximately 21 m2, storage rooms and a large garden of approximately 984 m2, which offers further possibilities for development and customization. Finally, the panoramic terraces offer an enchanting view of the sea coast and the surrounding countryside, creating an ideal environment for moments of relaxation or for outdoor events. Buying this building does not only mean owning a property, but becoming the custodian of a history, a cultural heritage and a unique investment opportunity in one of the most fascinating areas of Campania. For further information and/or on-site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1565	Reason: Sale
Categoria: historic residence	Address: Via Chiesa, 5
Zip Code: 81037	Municipality: Sessa Aurunca
Total Square Meters: 615 sq.m.	Bathrooms: 3
Rooms: 30	State of Preservation: Good
Level: Buildings	Total Floor: 3
Heating: Heating	Parking: Carport
Age Construction: 1800	Balconies: Present
Terrace: Present	Garden: Private, 984 sq.m.
Kitchen: Regular Kitchen	Box: Single, 21 sq.m.
Terrace	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
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	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers

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Municipal Offices

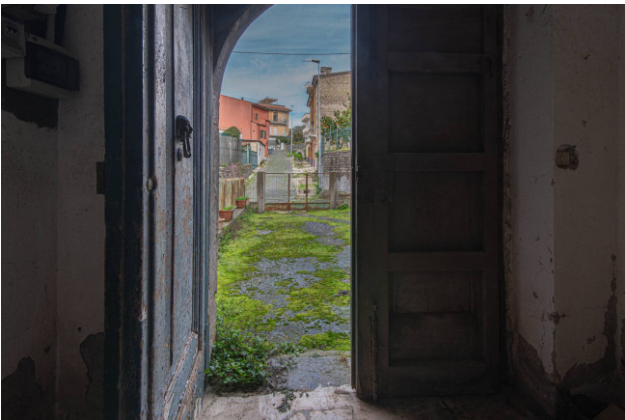
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**Alfano Real Estate S.r.l.**

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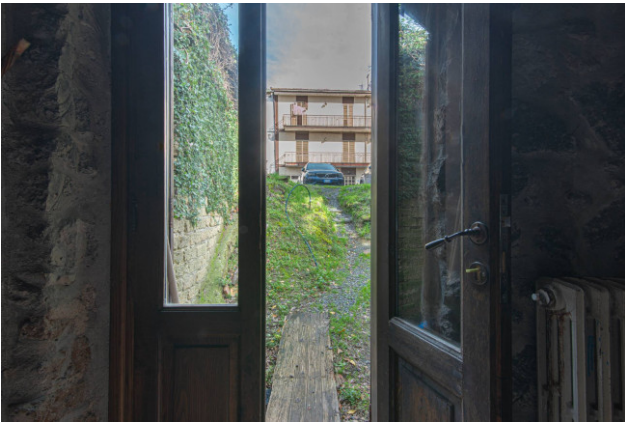


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