

## detached house for sale in Paliano

€ 148.000

Ref. AC99-149-1577



**373 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 14**

### "House of the Hill"

Immersed in the suggestive context of Paliano, a charming town located in the heart of the province of Frosinone, in Contrada Colle Santa Maria, we offer for sale an interesting detached house with land and accessories.

The strategic position of Paliano, about 70 km from Rome and about 10 km from the Colleferro / Anagni motorway exit, with its rich history and its enchanting landscapes, makes this house a perfect choice not only for those looking for a home, but also for those who want to start a Bed & Breakfast business.

The beauty of the place and the tranquility of the countryside attract tourists looking for relaxation and nature, thus offering an interesting investment opportunity in the hospitality sector.

This solution represents a unique opportunity for those looking for a home with great potential.

The property extends over a total surface area of approximately 373 m2, divided over three levels.

It includes four independent apartments, perfect for large families, groups of friends or as an investment for a hospitality business.

Each apartment is designed to ensure maximum independence and privacy, making this home ideal for those who want to live in a quiet environment, without giving up the comforts of modern life.

The property is located in an elevated position and therefore enjoys excellent sunny and panoramic exposure.

Although in good condition, the structure requires small maintenance interventions, which will allow it to be restored to its former splendor and further enhance its charm, customizing the spaces according to your taste and needs.

On the ground floor, the property offers several accessories, including covered and uncovered parking spaces, cellars and storage rooms, which can be used to store equipment or transformed into functional spaces, such as a workshop or a leisure area.

The real strong point of this house is its large land of about 2,000 square meters, adorned with ornamental plants and about forty centuries-old olive trees.

Imagine enjoying the colors and scents of nature, walking in your garden or reaping the fruits of your labor with the production of extra virgin olive oil.

Furthermore, the house is equipped with all utilities and an independent heating system for each apartment, complemented by fireplaces that create a cozy atmosphere during the winter months.

This element makes the property not only comfortable, but also ready to be inhabited or rented without the need for further initial investments.

This house is much more than just a property; it is a place to build memories, develop projects and live in harmony with nature.

For information call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1577	Reason: Sale
Categoria: detached house	Address: Via Santa Maria Pugliano, snc
Zip Code: 3018	Municipality: Paliano
Total Square Meters: 373 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 14
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Age Construction: 1967
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Shower
Aluminum Frames	Shutters

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

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Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

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

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