

Villa for sale in Frosinone

Price on Application

Ref. AC99-149-1591



700 sq.m. | Bathrooms: 2 | Bedrooms: 8 | Rooms: 20

"Villa Anna"

Nestled in the heart of historic and charming Frosinone, in a prestigious residential area, stands a splendid Villa that represents the perfect combination of elegance and functionality.

Located at Via dei Vignali (formerly Via Cosenza), we offer for sale this extraordinary Villa that extends over a large surface area of approximately 700 m², divided into three levels, offering a generous and versatile space to satisfy every housing need.

Upon entering the villa, you come across an elegant entrance that acts as the fulcrum for the entire home.

The comfortable marble staircase, which connects all the floors, is not only a functional element, but also a touch of class that enriches the rooms.

In the basement, we find a large garage, ideal for hosting multiple vehicles, and a charming rustic kitchen with fireplace, perfect for family dinners or for welcoming friends in a warm and welcoming atmosphere.

There is also a bathroom, a utility room and a storage room, thus ensuring maximum practicality.

Going up to the ground floor, the villa reveals itself even more fascinating.

Here, the large entrance leads to an outdoor veranda, an ideal place to relax and enjoy the view of the surrounding garden.

There are five rooms, which offer multiple possibilities for use: they can become bedrooms, studies or hobby rooms, and some of them have balconies that allow you to appreciate the fresh air and the views of the area.

The first floor is the heart of the villa, where there is a large living room that invites moments of conviviality and relaxation.

The kitchen, spacious and bright, is adjacent to a dining room, creating a perfect environment for lunches and dinners with friends.

Three bedrooms, offer beautiful views and a peaceful atmosphere.

The two bathrooms add a touch of luxury and comfort to everyday life.

On the third level, a well-organized laundry area completes the villa, making household management even easier and more practical.

Furthermore, on this floor we find a real jewel: a large usable terrace of over 200 m2 with a panoramic view.

Every detail of the property reflects refined taste and attention to architecture and finishes, ensuring that the villa is ready to be inhabited immediately.

The villa is surrounded by a large garden of about 3000 square meters, a true corner of paradise that offers space for outdoor activities, gardening or simply to enjoy the tranquility of nature.

The complete fence ensures privacy and security.

The south-west exposure ensures natural light throughout the day, creating a warm and welcoming atmosphere in every room.

In terms of comfort, the villa is equipped with all the necessary utilities, solar panels, independent diesel heating with radiant panels, air conditioning and fireplaces, ideal for facing every season of the year.

Furthermore, the double driveway entrance facilitates access to the property, making the villa even more functional.

Frosinone, a city rich in history and culture, offers numerous services, shops, schools and green areas, making it an ideal place to live.

This Villa is a unique opportunity for those looking for a prestigious home, immersed in a quiet and private setting, but at the same time close to all the comforts of everyday life.

Solution also suitable for investment use as a hospitality facility or retirement home for the elderly.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: B

Features

Code: AC99-149-1591	Reason: Sale
Categoria: Villa	Address: Via Cosenza, 144
Zip Code: 3100	Municipality: Frosinone
Total Square Meters: 700 sq.m.	Bedrooms: 8
Bathrooms: 2	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Age Construction: 1995
Balconies: Present	Terrace: Present, 200 sq.m.
Garden: Private, 3.000 sq.m.	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Shower

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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