

typical historical house for sale in Patrica

€ 40.000

Ref. AC99-149-1604



110 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

"House of Peace"

In the heart of the charming historic center of Patrica, a charming village that rises among the Ciociaria hills, we offer for sale a historic home that represents a unique opportunity for those who wish to immerse themselves in the culture and beauty of a place rich in history.

The property to be renovated, located in Via Madonna della Pace, is spread over several levels and offers a total surface area of approximately 110 m2, perfect for welcoming a family or for being transformed into a welcoming holiday home.

Crossing the threshold, you are welcomed by a warm and authentic atmosphere.

On the ground floor, the living room with fireplace, characterized by rustic details and overlooking a private panoramic terrace, is the heart of the house, where you can imagine lunches and dinners in the company of friends and family.

The kitchen, bright and welcoming, is the ideal place to prepare delicious dishes, with a view that opens towards the outside, making the environment even more livable and comfortable.

Going up to the first floor, there are two bedrooms, each with its own distinctive character.

One of these rooms overlooks the terrace, offering an enchanting view and a quiet corner in which to enjoy the morning sun or serene evenings under the stars.

The bathroom completes the plan, ensuring comfort and privacy.

But that's not all: on the basement level, the added value of the property is revealed through the two stone rooms used as a woodshed and cellar, for a total of approximately 24 m2.

These spaces, with their rustic charm, offer multiple possibilities: they can be used as storage, transformed into a hobby area or, why not, into a welcoming cellar for local wines, to further enhance the bond with the territory.

This property is not just a place to live, but a blank canvas on which to paint your dream.

With its timeless charm and development potential, it represents an unmissable opportunity for those wishing to invest in a property with a strong personality, in a privileged position.

Patrica, with its picturesque alleys and its fascinating history, is the ideal stage for a peaceful life, surrounded by natural and cultural beauties.

For further information and/or on-site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

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|-------------------------------------|-------------------------------------|
| Code: AC99-149-1604 | Reason: Sale |
| Categoria: typical historical house | Address: Via Madonna della Pace, 21 |
| Zip Code: 3010 | Municipality: Patrica |
| Total Square Meters: 110 sq.m. | Bedrooms: 2 |
| Bathrooms: 1 | Rooms: 5 |
| State of Preservation: Be Restored | Level: Buildings |
| Total Floor: 3 | Balconies: Present |
| Terrace: Present | Kitchen: Regular Kitchen |
| Terrace | Tv Antenna : Autonomous |
| Tv SAT : Autonomous | Closet |
| ADSL Coverage | Cellar |
| Fastweb Coverage | Fireplace |
| Shower | Wooden Window Frames |
| Aluminum 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 |
| Municipal Offices | |



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