

detached house for sale in Isola del Liri

€ 145.000

Ref. AC99-149-1620



263 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

"Anna's House"

In the heart of Ciociaria, in Isola del Liri (FR), we offer for sale a detached house with garden located in Via Capitino n.240. This charming village is known for its unique location on an island formed by the Liri River, which creates two spectacular waterfalls in the historic center, making the surrounding area suggestive and rich in history.

Isola del Liri is a village rich in charm and tradition, famous for the Liri Blues Festival, one of the most important blues festivals in Europe, which takes place every year on the first weekend of July.

The strategic position, about an hour from Rome, makes this property ideal for those looking for a quiet but well-connected residence.

The property is spread over two levels for a total surface area of approximately 263 m2, offering large spaces and great potential.

On the ground floor, a welcoming veranda introduces the house, followed by a kitchen with living room, a cellar and a hallway.

An internal marble staircase leads to the first floor, but it is also possible to access it directly from the outside.

Here is the main living area, consisting of a large living room, three bedrooms (two of which have a balcony) and two bathrooms.

The house is in good condition, although it needs some work to bring it back to its former glory, thus offering ample possibilities for customization.

The property is surrounded by a large garden and land of approximately 5,325 m², ideal for those looking for outdoor space.

The property is completed by a convenient garage of approximately 53 m², ideal for parking multiple vehicles or for storage purposes.

Furthermore, there are various accessories, including storage rooms/warehouses and a characteristic external wood-fired oven with attached service bathroom.

The area is undergoing redevelopment: extraordinary maintenance works have recently started in Via Capitino, improving the traffic flow and safety of the road that connects the city centre to the hilly area.

This house represents a unique opportunity for those who wish to live in an environment rich in history and nature, with large spaces and great development potential.

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

Certification

Energy Class: G

Features

Code: AC99-149-1620	Reason: Sale
Categoria: detached house	Address: Via Capitino, 204
Zip Code: 3036	Municipality: Isola del Liri
Total Square Meters: 263 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 8
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1967	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Double, 53 sq.m.
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
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

Municipal Offices







