

## typical historical house for sale in Itri

€ 58.000

Ref. AC99-149-1621



**67 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4**

### Angela's House

In Itri (Via Cintanuova), in the heart of the historic center, we are pleased to offer for sale a lovely apartment located on the ground floor of this building in excellent condition with double exposure and panoramic view.

The property is in excellent condition, with a few precautions it can be inhabited immediately.

It consists of a large entrance hall, lounge with characteristic star ceilings, eat-in kitchen, double bedroom, bathroom and closet. Internally the living area can be transformed into a second bedroom depending on your needs.

The structure is in original stone, typical of Italian historic centers.

The exposure makes this property very bright and airy, the panoramic view allows you to admire the roofs below and the green hills of the Itrano hinterland. The location is equally strategic, we are just 7 km from Gaeta and 15 km from Sperlonga, in the heart of the Riviera di Ulisse, one of the most important coastal stretches of Lazio.

The property has double-glazed PVC window frames, an armored iron door, a functioning and active electrical system, and is also sold complete with the furnishings shown in the photos.

Also excellent as an investment with high yield for short-term rentals.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1621	Reason: Sale
Categoria: typical historical house	Address: Via Cintanuova
Zip Code: 4020	Municipality: Itri
Total Square Meters: 67 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 4
State of Preservation: Good	Level: Ground Floor
Total Floor: 2	Heating: Heating
Age Construction: 1700	Balconies: Present, 2 sq.m.
Kitchen: Small Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Telephone System
Shower	Aluminum Frames

## 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	



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

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