

Villa for sale in Pontecorvo

€ 290.000

Ref. AC99-149-1623



203 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7

"Roberta's House"

Located in one of the quietest and most scenic areas of Pontecorvo, precisely at Contrada Melfi di Sotto no. 107, this villa represents a unique opportunity for those who want to live immersed in nature without sacrificing the convenience of urban amenities.

Pontecorvo, located in the Lower Liri Valley, is a municipality that offers a good quality of life, thanks to its strategic location that allows easy access to Cassino and other towns in the province of Frosinone.

The town is well served by infrastructure and services, making this villa not only an ideal family retreat but also a safe and profitable investment.

Recently renovated with quality materials and attention to detail, the home spans approximately 203 square meters, enhanced by an 80 square meter porch that serves as an elegant extension of the living area.

The main entrance leads to a spacious and bright living room, featuring large windows that offer breathtaking views of the surrounding garden.

The spacious and functional eat-in kitchen is ideal for family lunches or dinners with friends.

The sleeping area includes two bedrooms, both with large windows that ensure light and natural ventilation, and two finely finished bathrooms, equipped with all modern comforts.

The property also includes ancillary rooms such as a cellar, rustic kitchen, garage and storage room, useful for storing tools or creating a hobby space.

The garden surrounding the villa extends over approximately 3,000 square meters, offering large green spaces where you can spend relaxing moments in the open air.

Furthermore, the property includes approximately 12,000 square meters of agricultural land, currently cultivated with olive trees and fruit trees, ideal for agriculture enthusiasts or those seeking a private corner of nature.

Another strong point of this property is the warehouse of approximately 200 m², which offers considerable potential.

This space could be transformed into a wellness area, a craft workshop, or an additional residential unit, thanks to its large size and strategic location.

The villa is equipped with all modern comforts, including an automatic gate for privacy and security, hot/cold air conditioning for an ideal climate in every season, independent heating for efficient energy management, double-glazed aluminum window frames for optimal thermal and acoustic insulation, an alarm system for complete protection, and a well for irrigation and domestic use, ensuring a constant and low-cost water supply.

This property represents a rare opportunity in the local real estate market: a tastefully renovated, detached villa surrounded by extensive greenery and equipped with amenities that enhance its potential. Whether it's a primary residence, a vacation rental, or an investment for a hospitality business, this villa will satisfy even the most discerning clients.

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

Certification

Energy Class: B

Features

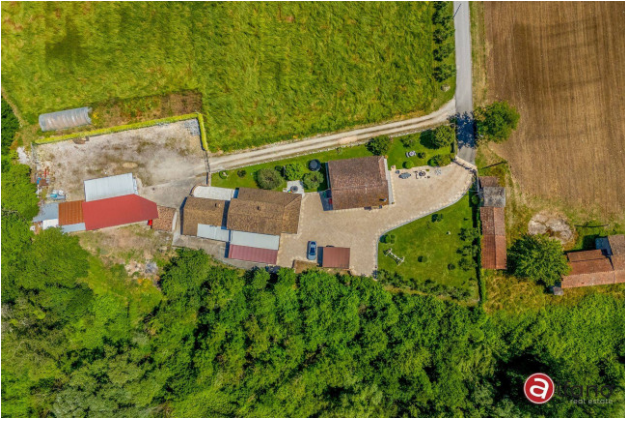
Code: AC99-149-1623	Reason: Sale
Categoria: Villa	Address: Contrada Melfi di Sotto, 107
Zip Code: 3038	Municipality: Pontecorvo
Total Square Meters: 203 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 7
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1978	Balconies: Present
Terrace: Present	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	Safe-Deposit Box

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.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
VAT 02679640603