

detached house for sale in Pontecorvo

€ 187.000

Ref. AC99-149-1646



281 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10

"Ivana's House"

In one of the quietest and most sought-after residential areas of Pontecorvo, precisely in Contrada Vetrine, we offer for sale a detached house with an exclusive garden.

The property is located in a private setting but a few steps from all the main services.

The house, completely fenced, is on two levels with an adjoining basement for a total surface area of approximately 281 m², offering large internal and external spaces and truly remarkable potential for those who want a housing solution to customize according to their tastes and needs.

On the ground floor we find a convenient garage and several technical rooms, ideal for those who need functional and well-organized service spaces.

The basement is dedicated to storage rooms and cellars, perfect for use as a warehouse, laboratory, or to be renovated as accessory rooms, a tavern or relaxation area.

The first floor represents the heart of the house: a spacious living area consisting of a generously sized eat-in kitchen, a bright and welcoming living room with a characteristic and large fireplace, a study ideal as an office or fourth bedroom, three well-proportioned bedrooms and two bathrooms.

The rooms, although in need of renovation, are large, well distributed and easily lend themselves to a modern reinterpretation.

The exclusive external courtyard surrounds the house and represents a rare added value to find: a versatile and private

space, perfect for creating a garden, a relaxation area, a swimming pool or for welcoming friends and family outdoors on sunny days.

This solution represents a unique opportunity for those looking for an independent home, immersed in the quiet but close to schools, shops, services and main connections.

The house, although in need of renovation, offers solid structural foundations, spacious rooms and a strategic position, characteristics that make it perfect both as a main residence for a family and as a valuable real estate investment over time.

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

Certification

Energy Class: G

Features

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|------------------------------------|---------------------------------|
| Code: AC99-149-1646 | Reason: Sale |
| Categoria: detached house | Address: Via Giacomo Puccini, 1 |
| Zip Code: 3037 | Municipality: Pontecorvo |
| Total Square Meters: 281 sq.m. | Bedrooms: 3 |
| Bathrooms: 3 | Rooms: 10 |
| State of Preservation: Be Restored | Level: On two-levels |
| Heating: Heating | Parking: Carport |
| Balconies: Present | Terrace: Present |
| Garden: Private | Kitchen: Regular Kitchen |
| Box: Single | Terrace |
| Tv Antenna : Autonomous | Porch |
| Tv SAT : Autonomous | Closet |
| ADSL Coverage | Cellar |
| 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 | |













