

## historic residence for sale in Atina

€ 95.000

Ref. AC99-149-1652



### 227 sq.m. | Rooms: 8

#### "Cinzia's House"

In the heart of the charming village of Atina, in the province of Frosinone, precisely in Via San Nicola, stands a charming historic building that represents a rare opportunity for those looking for a property full of charm and with extraordinary potential. With a total surface area of 227 square meters distributed over three floors, this house is in the historic center of Atina, nestled between silent alleys and breathtaking views of the Comino Valley.

The building, although requiring internal renovation, is structurally solid and has a very important added value: the roof has been completely redone recently and is now one of the most beautiful and functional elements of the property, a guarantee of protection and longevity over time.

What makes this house truly special is its ability to combine ancient local architecture with features that are rare to find in properties of this type.

Among these, the outdoor garden undoubtedly stands out: a precious private space, ideal for those who dream of enjoying an exclusive green corner in the heart of the town, perfect for moments of relaxation, outdoor lunches or for creating a small personal vegetable garden.

Inside, natural light floods in generously thanks to the numerous windows that open on every side of the building, giving brightness to the rooms and enhancing every corner.

On the upper floor, a panoramic balcony offers an enchanting view of the surrounding valley and the hills of Val Comino. The building, with its large size and three-level layout, offers endless customization possibilities: it can become a private

residence, a welcoming multi-family home, or be transformed into a hospitality facility, also taking advantage of the area's tourist appeal.

This is more than just a house to renovate: it is a precious canvas on which to paint your life project, within an authentic and fascinating context like that of Atina.

A unique opportunity for those seeking beauty, space, history and potential, all enclosed in a building just waiting to shine again.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1652

Reason: Sale

Categoria: historic residence

Address: Via San Nicola, 32

Zip Code: 3042

Municipality: Atina

Total Square Meters: 227 sq.m.

Rooms: 8

State of Preservation: Good

Level: Buildings

Total Floor: 3

Balconies: Present

Garden: Private, 310 sq.m.

Kitchen: Regular Kitchen

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Telephone System

Shower

## 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













