

## Penthouse for sale in Sperlonga

**€ 298.000**

**Ref. AC99-149-1681**



**50 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 5**

### Stella House

In Sperlonga (LT) on Via Valle, a short walk from the seafront, we are pleased to offer for sale a charming 50 m<sup>2</sup> penthouse with a 13 m<sup>2</sup> terrace overlooking the sea, in excellent condition.

The property enjoys triple exposure, making it very bright and airy, and is located on the third and top floor without an elevator. Internally, it comprises an entrance hall, a large living room with French windows leading to the terrace, a bedroom, a kitchen, a bathroom, and a storage room in the attic.

The proximity to the sea is certainly one of the strong points of this penthouse (we are only 90 meters from the beach), but also the proximity to all the city services, making it much easier to fully experience Sperlonga without needing to use your own car.

Thanks to its panoramic view, the terrace also offers views of the historic center, creating a unique visual experience that alternates between the sea and historic views. It is sold complete with all the furnishings inside.

The systems are all functioning, electrical, plumbing and heating (hot/cold air conditioning), the window frames are made of wood with aluminum shutters.

Unique opportunity, with VERY HIGH income even for short-term rentals.

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

## Certification

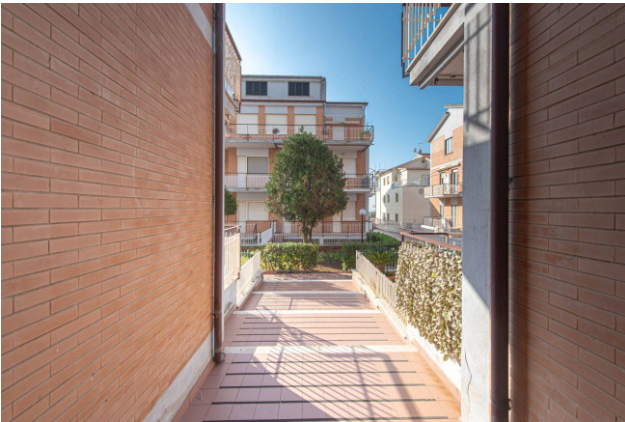
**Energy Class:** G

## Features

Code: AC99-149-1681	Reason: Sale
Categoria: Penthouse	Address: Via Valle
Zip Code: 4029	Municipality: Sperlonga
Total Square Meters: 50 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 5
State of Preservation: Excellent	Level: Attic
Total Floor: 3	Heating: Heating
Age Construction: 1968	Building Costs: € 90
Terrace: Present, 13 sq.m.	Garden: Common
Sea Distance: 80 meter	Kitchen: Kitchenette
Terrace : 13 □	Tv Antenna : Condominium
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Aluminum Frames	Shutters

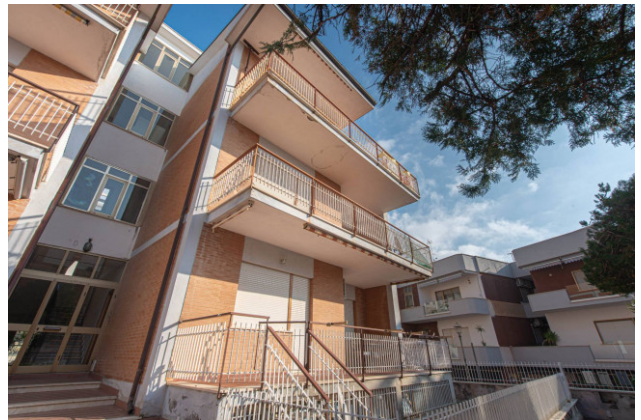
## Nearby

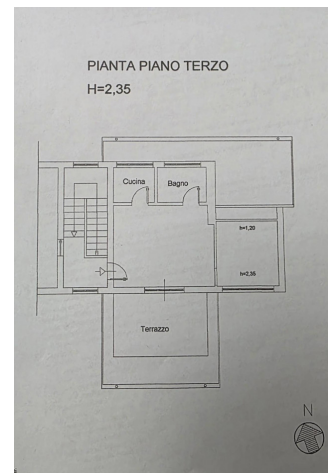
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices











**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