

detached house for sale in Pontecorvo

€ 180.000

Ref. AC99-149-1689



177 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

"Corneto House"

Nestled in the heart of the Pontecorvo countryside, in Contrada Corneto, this splendid detached property represents a unique opportunity for those who wish to live away from the chaos, without sacrificing the convenience of being just minutes from the center.

The complex extends over a large area of agricultural land of approximately 61,000 m², which surrounds the main house and the ancillary buildings, offering privacy, tranquility and the potential for multiple uses.

The single-story, detached house, measuring approximately 177 m², is ready to move into immediately and combines rustic charm with generous, well-distributed space.

Upon entering, you are greeted by a large eat-in kitchen, with a welcoming fireplace that underlines the warm and authentic character of the building.

The kitchen opens onto the living room, creating a convivial and familiar atmosphere, perfect for dinners with friends, moments of relaxation, or even for hosting activities.

The sleeping area consists of three bright bedrooms, each with its own personality, and a functional bathroom, offering an ideal balance between comfort and simplicity.

Next to the main house, there is an outbuilding to renovate, with several rooms on a single level and an existing bathroom.

This property offers enormous potential: it could become a second living space, a bed & breakfast, an art studio, or an

office surrounded by greenery, depending on the buyer's needs.

But the property goes far beyond the residences: the complex also includes a barn, stables, warehouses, and cellars, structures that tell the story of the area's agricultural history and, at the same time, open the door to future transformation projects.

The stables and barn, in particular, can be converted for hospitality, agritourism, or simple events, while the warehouses provide useful space for agricultural equipment or storage.

The 61,000 sq m plot of land is a true gem: spacious, well-exposed, and perfectly suited for agricultural activities, organic farming, olive groves or vineyards, or simply as a scenic garden.

The vastness of the lot also allows for the construction of additional structures, in compliance with local regulations, offering significant potential for capital growth.

As for the area, Pontecorvo is a municipality in the province of Frosinone, immersed in the green and historic Liri Valley.

The historic center, rich in medieval charm, overlooks panoramic views and the course of the Liri River, while the main connecting roads guarantee good access:

Pontecorvo is well connected to the provincial roads and to the surrounding cities.

The local real estate market is particularly attractive: this means that such a large property, with agricultural land and ancillary structures, represents a very competitive investment compared to the ordinary market for single residential units.

Furthermore, Pontecorvo's historical and cultural context adds significant value: the city boasts ancient origins, with historical evidence dating back to Roman times, and a local heritage of traditions, art, and authentic landscapes.

There is no shortage of tourist attractions such as the Tobacco Museum, which recalls the agricultural soul of the area.

All this makes this property a great investment opportunity: whether for someone looking for a detached but move-in ready country home, an entrepreneur interested in developing an agritourism business, or a nature lover seeking a peaceful retreat with plenty of space.

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

Certification

Energy Class: G

Features

Code: AC99-149-1689

Reason: Sale

Categoria: detached house

Address: Contrada Corneto, 9

Zip Code: 3037

Municipality: Pontecorvo

Total Square Meters: 177 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: Good

Level: Ground Floor

Heating: Heating

Parking: Carport

Garden: Private

Kitchen: Regular Kitchen

Box: Double

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Wiring : By Law

Shower

Wooden Window 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	







