

typical historical house for sale in San Donato Val di Comino

€ 160.000

Ref. AC99-149-1707



161 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

"Rossana House"

In the authentic heart of the historic center of San Donato Val di Comino, one of the most charming villages in the Comino Valley, listed among the most beautiful villages in Italy and immersed in the natural setting of the Abruzzo, Lazio, and Molise National Park, we offer for sale a historic apartment of extraordinary charm, located at Via Belfiore no. 3, just steps from the main square and all the town's amenities.

San Donato Val di Comino is a village rich in history, art, and traditions, known for its perfectly preserved medieval center, elegant stone architecture, and high quality of life. The town is easily reached via the SS509 Forca d'Acero road, which connects it to Sora and Cassino, and from there to the A1 motorway (Cassino or San Vittore exits), providing easy connections to Rome and Naples, while maintaining an atmosphere of tranquility and authenticity.

The apartment is located on the first floor of a historic two-story building and spans a generous 161 square meters. It is in excellent condition and ready for immediate occupancy. Upon entering, you are greeted by a charming stone foyer of rare beauty, which leads to the front door and hints at the property's historic and prestigious character.

Inside, the rooms are spacious, bright, and meticulously designed. The elegant and welcoming living room features a fireplace that becomes the focal point of the space, perfect for creating a warm and convivial atmosphere. The eat-in kitchen is a true added value, offering direct access to a private terrace with panoramic views, an intimate and private

space from which to enjoy splendid views of the village and the surrounding valley.

The sleeping area comprises two well-proportioned bedrooms and two bathrooms, one with a bathtub, designed for comfort and functionality without sacrificing style. The entire apartment is enhanced by high-quality, immaculately maintained parquet flooring, which contributes to a warm and refined atmosphere, perfectly in keeping with the property's historic context.

The views are truly unique: from the windows, you can enjoy picturesque glimpses of the village rooftops, the historic architecture, and the valley beyond, creating a sense of continuity between interior and exterior. The property also includes a convenient storage room on the ground floor, an increasingly rare and valuable feature in the historic center.

This property represents an ideal opportunity for those wishing to live or invest in a charming residence, where history, comfort, and a prime location blend seamlessly in the heart of one of Ciociaria's most beautiful and sought-after villages. For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

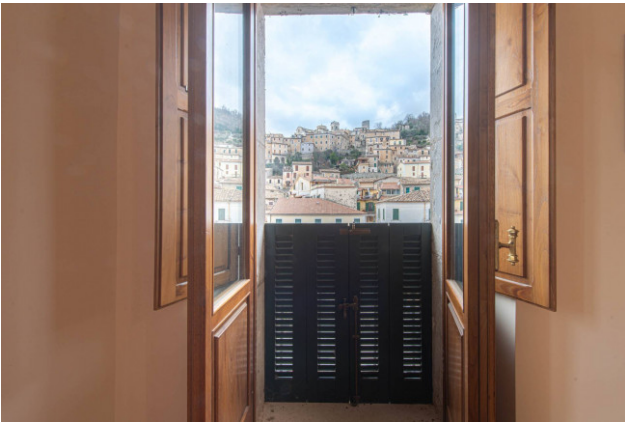
Code: AC99-149-1707	Reason: Sale
Categoria: typical historical house	Address: Via Belfiore, 3
Zip Code: 3046	Municipality: San Donato Val di Comino
Total Square Meters: 161 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 6
State of Preservation: Excellent	Level: 1
Total Floor: 2	Heating: Heating
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	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













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