

Villa for sale in Cassino

€ 490.000

Ref. AC99-149-1712



796 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 29

"Villa Giulia"

In the heart of southern Lazio, in the dynamic and strategic city of Cassino, we offer for sale an attractive detached villa located on Strada Sant'Antonino, in a private location yet perfectly connected to the main services and roads.

Cassino is a lively town rich in history, dominated by the imposing Abbey of Montecassino, an internationally renowned cultural and spiritual center.

The city is home to the University of Cassino and Southern Lazio, a factor that helps make it a dynamic and well-served city year-round.

From a logistical standpoint, the location is extremely convenient: the A1 motorway toll booth provides quick connections to Rome and Naples, while the Cassino railway station ensures convenient travel even without a car.

In this privileged setting lies a large and generously sized villa, approximately 796 m2 in total spread over three levels plus a basement used as a cellar.

A substantial, solid property with a typical 1980s style, offering airy spaces and bright rooms, ready to be reinterpreted according to contemporary tastes and needs.

The villa is completely fenced, ensuring privacy and security, and is surrounded by a large, flat garden that gives an immediate sense of freedom and tranquility.

The outdoor spaces are one of the property's strong points: large porches ideal for al fresco lunches and dinners, panoramic terraces overlooking the surrounding greenery, and balconies that amplify the internal brightness, creating a

continuous connection between inside and outside.

The open view and slightly dominant position give the house an airy and relaxing atmosphere.

Inside, the rooms are characterized by generous dimensions and a distribution that lends itself to multiple living solutions. The main floor features spacious living areas, perfect for transforming into elegant modern living rooms with large windows and convivial spaces.

The fireplaces add warmth and character, making the atmosphere intimate and welcoming in the winter months.

The independent heating and the presence of all utilities already active represent a further added value, ensuring immediate functionality.

The upper floor, with spacious and bright rooms, can accommodate a large sleeping area with large bedrooms, walk-in closets and master bathrooms.

The top attic level offers further opportunities: a versatile space, ideal as a private study, relaxation area, home gym or independent suite.

The basement, with its cellar, is perfect for a tavern, tasting room, or hobby room.

The property also includes a convenient, independent outbuilding, a valuable space that could be used as a hobby room, professional studio, or mini-apartment for guests or staff, further increasing the flexibility and development potential of the entire property.

Given the large size and the organization of the outdoor spaces, it is possible to build a swimming pool

This villa is an ideal solution for those seeking a prestigious residence, for large families seeking spacious living, or for those looking to invest in a property with great customization potential.

The solid structure and large size also allow for the consideration of subdivision or modern redevelopment projects, further enhancing the property's value.

A property combining a strategic location, spaciousness, independence, and versatility: a rare opportunity in Cassino's real estate landscape, ready to transform into your dream home or a prestigious investment in the heart of southern Lazio.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

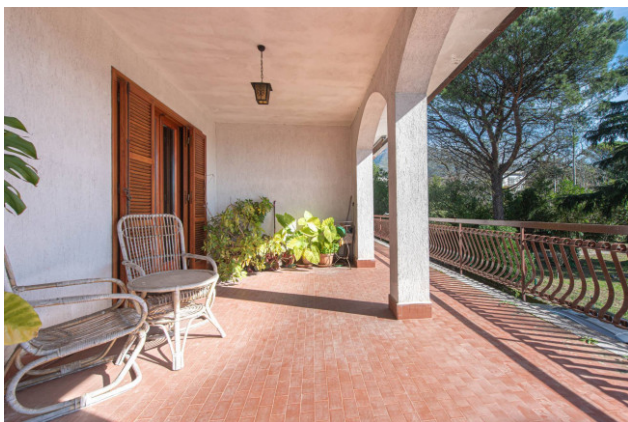
Energy Class: G

Features

Code: AC99-149-1712	Reason: Sale
Categoria: Villa	Address: Strada Sant'Antonino, snc
Zip Code: 3043	Municipality: Cassino
Total Square Meters: 796 sq.m.	Bedrooms: 7
Bathrooms: 5	Rooms: 29
State of Preservation: Good	Level: Buildings
Total Floor: 3	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
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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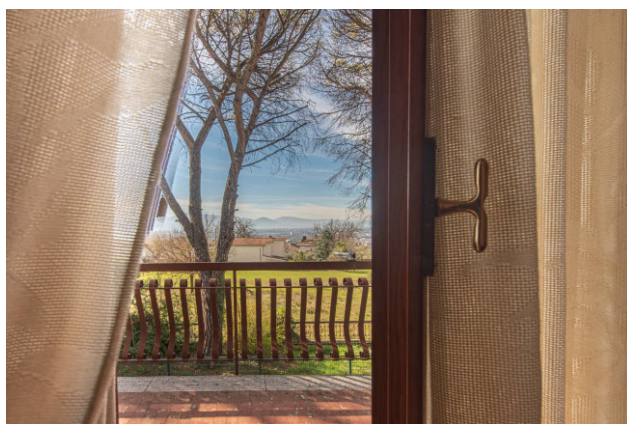
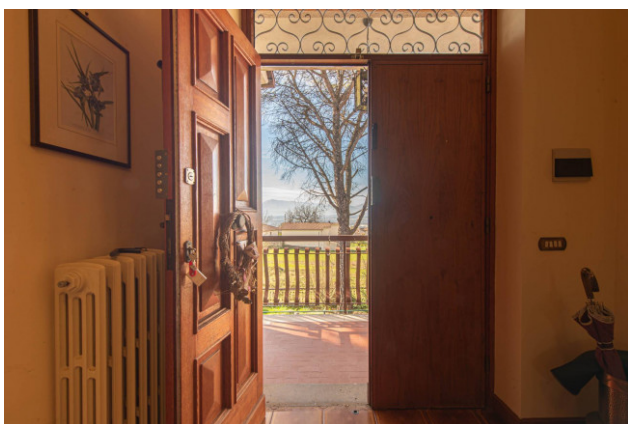
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
 info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
 VAT 02679640603











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Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
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