

Villa for sale in Pontecorvo

€ 209.000

Ref. AC99-149-1719



201 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

"Melfi House"

In a quiet and private area of Pontecorvo (FR), precisely at Contrada Melfi di Sopra no. 107, we offer for sale a villa of approximately 201 square meters located in a residential area surrounded by greenery, ideal for those seeking space, comfort, and quality living.

Pontecorvo is a well-served municipality, with schools, shops, and essential services. It enjoys a strategic location thanks to its proximity to Cassino and its convenient road connections, which allow easy access to the area's main transport routes.

The property is in perfect condition and is immediately habitable, with no need for any renovations.

Access is via an automatic gate, which leads to a well-kept garden, a pleasant and functional outdoor space, suitable for both relaxation and outdoor living.

The home is primarily on the ground floor, where the rooms are well-organized and bright. The kitchen with fireplace offers a welcoming and practical atmosphere, while the spacious living room ensures comfort and versatility.

The sleeping area consists of three good-sized bedrooms and a bathroom, making the house suitable for large families.

On the first floor, there's an attic space requiring finishing, which offers an interesting expansion opportunity: it can be customized and used as a study, hobby room, games room, or additional sleeping area, depending on your needs.

The villa features independent heating and stands out for its quiet location, yet is well connected to the town center and major roads. A complete, functional, and versatile solution, ideal as a primary residence or as an investment property.

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

Certification

Energy Class: B

Features

Code: AC99-149-1719	Reason: Sale
Categoria: Villa	Address: Contrada Melfi di Sotto, 107
Zip Code: 3038	Municipality: Pontecorvo
Total Square Meters: 201 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 7
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1978	Balconies: Present
Terrace: Present	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Predisposition for Alarm	Safe-Deposit Box

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	





