

semi-detached house for sale in Sant'Ambrogio sul Garigliano

€ 29.000

Ref. AC99-149-1720



86 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

"Valeria House"

In the heart of Sant'Ambrogio sul Garigliano, a small and characteristic town in the province of Frosinone in Lazio, stands this semi-detached property in need of renovation, a house with great potential waiting to be restored to its original splendor.

The town, perched on a hill about 137 meters high overlooking the rolling hills of the Valle dei Santi and the winding course of the Garigliano River, combines the charm of a quiet provincial life with an enchanting natural landscape.

Sant'Ambrogio is a town rich in history and tradition, where the daily rhythm still retains the authentic feel of Italian village life, with folk festivals, cultural events, and a close-knit community.

The property is located entirely on the raised ground floor of a two-story building, offering a well-distributed surface area of approximately 89 m².

Upon entering, you enter a bright and welcoming space, with an eat-in kitchen ideal for both family moments and convivial dinners, a spacious living room that could become the social heart of the home, two large bedrooms and a bathroom in need of renovation.

The rooms, thanks to their regular configuration, allow for customized projects, ranging from modern restylings to renovations that respect the property's original character.

At the rear of the house, the property boasts a small private garden, a real plus in this market segment: a perfect outdoor space for a relaxation area, an urban garden, or a green corner where you can spend time outdoors in complete privacy. The property's location is another notable feature: while still immersed in the serenity of a typical Italian village residential setting, Sant'Ambrogio sul Garigliano is well connected to major transport routes.

The town is easily reached by car via the A1 motorway (Autostrada del Sole), with the San Vittore and Cassino exits just a few kilometers away, allowing quick connections to Rome, Naples, and the entire national motorway system.

Alternatively, the area is served by regional bus lines such as those operated by COTRAL, which connect Sant'Ambrogio to larger towns and surrounding train stations, offering easy transportation options even without a vehicle.

This house represents a precious real estate opportunity for those looking to invest in a property with personality, in a quiet and harmonious setting that is also well-connected and full of potential.

Renovation allows you to enhance the spaces according to your personal taste or generate income through tourist rentals, taking advantage of the area's evocative charm and its appeal to those seeking the quality of life typical of Lazio's villages.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1720	Reason: Sale
Categoria: semi-detached house	Address: Via San Rocco interno, snc
Zip Code: 3040	Municipality: Sant'Ambrogio sul Garigliano
Total Square Meters: 86 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Be Restored	Level: Mezzanine
Age Construction: 1967	Garden: Private
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	ADSL Coverage
Fastweb Coverage	Telephone System
Shower	Wooden Window Frames
Shutters	

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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