

## typical historical house for sale in Sant'Ambrogio sul Garigliano

**€ 10.500**

**Ref. AC99-149-1721**



**50 sq.m. | Rooms: 2**

### "Trivio House"

In the historic center of Sant'Ambrogio sul Garigliano (FR), at Via Trivio n.12, we offer for sale a typical two-level house (two-room apartment) of approximately 60 square meters in total, inserted into the traditional urban fabric of the town.

The property is spread over two floors and consists of two rooms, with a simple layout that lends itself easily to a functional reorganization of the spaces.

The house requires a complete renovation, but it represents an ideal base for creating a welcoming and characteristic living solution.

With the right design, it's possible to enhance the historical context, restore the structure's authenticity, and transform it into a charming residence, a second home, or a small real estate investment.

The small size makes the project sustainable also from an economic point of view.

Sant'Ambrogio sul Garigliano is a peaceful town in the province of Frosinone, strategically located between Lazio and Campania.

The town is just a few kilometers from Cassino, easily reached by car in about 15-20 minutes, where all the main services, the train station on the Rome-Naples line and the connection to the A1 motorway are located.

The area is also served by bus connections to nearby towns.

The property is located in a typical village setting, with quaint alleys and an authentic atmosphere, ideal for those seeking a solution away from the chaos of the city yet well-connected.

An interesting proposition for those looking to completely customize their home or invest in a property with strong potential after renovation.

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

## Features

Code: AC99-149-1721	Reason: Sale
Categoria: typical historical house	Address: Via Trivio, 12
Zip Code: 3040	Municipality: Sant'Ambrogio sul Garigliano
Total Square Meters: 50 sq.m.	Rooms: 2
State of Preservation: Be Restored	Level: On two-levels
Age Construction: 1967	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	



**Alfano Real Estate S.r.l.**

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