

# Rural for sale in Sant'Ambrogio sul Garigliano

## € 8.500

### Ref. AC99-149-1722



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

In the heart of southern Lazio, in the municipality of Sant'Ambrogio sul Garigliano, we offer a ruin with great potential located on Via San Rocco Esterno, an area that perfectly embodies the rural and tranquil vocation of the area.

Sant'Ambrogio sul Garigliano is a small, authentic village, appreciated for its natural setting, quality of life, and proximity to larger towns without sacrificing the peace of the countryside.

The town offers the main essential services and maintains a strong connection with local traditions, making it ideal for those seeking an authentic and unchaotic environment.

The location is also particularly advantageous from a transportation perspective: the town is just a short distance from Cassino, a major urban and commercial hub, easily accessible by car.

From here you can quickly access the A1 Rome-Naples motorway, which provides easy connections both to the capital and to southern Italy.

Cassino also has a train station, well-served by regional and national connections, making the area convenient for those who travel frequently.

The ruin, approximately 73 square meters, is entirely on the ground floor and requires complete renovation, but offers a blank canvas on which to develop a customized project.

With the right design vision, it can be transformed into a charming country residence, a holiday home surrounded by greenery, or a private retreat where you can find peace and well-being.

The property is surrounded by private outdoor space, a valuable feature that guarantees ample privacy, absolute

tranquility, and direct contact with the surrounding nature.

The atmosphere is that of a timeless place, where the landscape becomes an integral part of the living space and every intervention enhances the authenticity of the context.

This property represents an ideal solution for those looking to invest in a project they can tailor to their own taste, transforming a ruin into a distinctive living space, combining nature, privacy, and excellent transport links.

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

## Features

Code: AC99-149-1722	Reason: Sale
Categoria: Rural	Address: Via San Rocco esterno
Zip Code: 3040	Municipality: Sant'Ambrogio sul Garigliano
Total Square Meters: 73 sq.m.	Rooms: 2
State of Preservation: Be Restored	Level: Ground Floor
Age Construction: 1967	ADSL Coverage
Fastweb Coverage	

## 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	

