

typical historical house for sale in Monte San Giovanni Campano

€ 285.000

Ref. AC99-149-1726



409 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 16

"Marconi Palace"

In the authentic heart of Monte San Giovanni Campano, directly overlooking the charming Piazza Guglielmo Marconi, a charming historic building is offered for sale that encapsulates the charm and architectural identity of the village.

This property represents a rare opportunity for those looking to invest in a property rich in history, character, and great potential for growth.

The building extends over a total surface area of approximately 409 m² on three levels and retains the typical charm of the historic buildings in the center.

The location is undoubtedly one of its greatest strengths: overlooking the town's main square, the building enjoys an open and characteristic view of village life and the historic architecture that surrounds it.

The building, in need of renovation, represents a blank canvas ready to be reinterpreted according to one's needs.

Its size and multi-level layout allow for a variety of design solutions: from the creation of a prestigious private residence in the historic center, to the creation of multiple residential units, to the development of a hospitality facility such as an elegant B&B or a holiday home, capitalizing on the growing tourist interest in Lazio's authentic villages.

On the outside, the building stands out for its classical façade and numerous balconies overlooking the square.

The real highlight is the private garden, located in the inner part of the building: a typical Mediterranean garden with tall

trees and large green spaces, ideal for enjoying beautiful sunny days outdoors. These spaces represent an added value of great charm, offering panoramic views of the square and the suggestive surrounding hilly landscape.

On sunny days, the balconies become truly privileged spots from which to admire the beauty of the village and breathe in its historic atmosphere.

Inside, the property's historic character is clearly evident: spacious rooms, generous ceiling heights, and architectural details that speak to the building's past.

The interior spaces, although in need of complete renovation, offer ample scope for reorganization and enhancement, allowing for the creation of modern spaces while maintaining the structure's original charm.

From the balconies you can enjoy an open view of the square and the rooftops of the historic center, with panoramic views that make this property even more evocative and unique.

It is precisely this continuous dialogue between the building and the surrounding urban context that makes the building a highly interesting real estate proposition.

This historic building is not simply a building, but a piece of the village's history: a place that preserves memory, identity, and tradition.

Thanks to its central location, large size, and great potential for development, it represents an extraordinary opportunity for anyone wishing to realize a residential or business project in the heart of one of Ciociaria's most characteristic villages. A unique investment to breathe new life into a building steeped in history, in the vibrant heart of Monte San Giovanni Campano.

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

Features

Code: AC99-149-1726	Reason: Sale
Categoria: typical historical house	Address: Piazza Guglielmo Marconi, 25
Zip Code: 3025	Municipality: Monte San Giovanni Campano
Total Square Meters: 409 sq.m.	Bedrooms: 7
Bathrooms: 5	Rooms: 16
State of Preservation: Be Restored	Level: Buildings
Total Floor: 2	Balconies: Present
Terrace: Present	Garden: Private
Terrace	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
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	



Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
VAT 02679640603









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