

detached house for sale in Piedimonte San Germano

€ 110.000

Ref. AC99-149-1727



130 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 9

"Anna House"

In the heart of Piedimonte San Germano, in the province of Frosinone, at Via Petrone 142, we offer for sale an attractive detached house with a garden, located in a quiet and private residential area, ideal for those who want to live away from the hustle and bustle but with all amenities within easy reach.

Piedimonte San Germano is a well-served and strategically located town, appreciated for its tranquility and proximity to the area's main business and commercial hubs.

The town offers essential services such as schools, shops, public offices and commercial activities, making it suitable both as a primary residence and as a residence for those seeking a more relaxed life.

The location is particularly advantageous thanks to its proximity to the A1 Milan-Naples motorway, which allows quick connections to Rome and Naples, and the presence of the Strada Statale 6 Casilina, a major artery that conveniently connects the surrounding towns.

Also a short distance away is Cassino, an important industrial and university hub, also home to the Stellantis plant.

The home extends over a surface area of approximately 130 m², entirely on the mezzanine floor, a particularly convenient and functional solution that allows all the main rooms to be used on a single level.

An external iron staircase also provides access to a practical attic, ideal as a shed and storage area, perfect for storing

materials and seasonal items.

The house is in good overall condition and, although it requires minor renovations, it retains all the charm of a period home and offers considerable potential to be restored to its former glory, becoming a welcoming residence full of character.

It's the perfect solution for those seeking independence, livable outdoor spaces, and spacious rooms that can be customized to suit their taste.

The property features a large covered veranda overlooking the courtyard, an ideal space for relaxing in any season, hosting lunches and dinners with friends, or simply enjoying the tranquility of the surrounding area.

The veranda leads directly to the eat-in kitchen, made warm and charming by the presence of a beautiful traditional fireplace, an element that gives the room an authentic and familiar atmosphere.

From the kitchen you pass into the large and bright living room, perfect for welcoming family and guests, and to a spacious double bedroom.

Continuing inside the house there is a hallway that leads to a bathroom with bathtub and a rustic kitchen, a functional space full of potential, connected to a further room currently used as a cellar, ideal as a storage space or to be transformed according to your needs.

Outside, the property offers numerous amenities that enhance its value and functionality: there are woodsheds, storage areas, and cellars, as well as a practical metal tool shed. The courtyard's crowning glory is the antique outdoor wood-fired oven, perfect for baking pizzas, bread, and other specialties, making every social occasion even more special.

The house is equipped with all main utilities, with heating powered by LPG tanks, mains water and connection to the public sewer system, thus ensuring comfort and convenience in daily management.

The property includes a private garden and a plot of land with several olive trees currently in production, an added bonus for nature lovers who want to produce their own oil, fully experiencing the pleasures of the countryside without sacrificing the convenience of a residential location.

This property represents an excellent opportunity for those seeking a detached home with generous outdoor spaces, authentic character, and great potential for enhancement. It's located in a quiet, well-connected area, ideal for those seeking quality of life and independent living.

For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1727

Reason: Sale

Categoria: detached house

Address: Via Petrone, 142

Zip Code: 3030

Municipality: Piedimonte San Germano

Total Square Meters: 130 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 9

State of Preservation: Be Restored

Level: Mezzanine

Heating: Heating

Parking: Uncovered Parking

Garden: Private, 1.856 sq.m.

Kitchen: Regular Kitchen

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Shower

Aluminum 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	



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