

Villa for sale in Fontana Liri

Fontana Liri Inferiore

€ 218.000

Ref. AC99-149-1739



400 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 17

Villa Celeste

In Fontana Liri (Via Napoleone), in a private and sunny location, we are pleased to offer for sale a historic and elegant stone farmhouse with a private park of approximately 4,000 square meters.

The property dates back to the early 1900s and still retains the original stone structure (now partly plastered) typical of the period, with a large terrace in original terracotta.

It has an internal surface area of approximately 400 m2 divided as follows:

On the ground floor there are two entrances, a large kitchen/dining room with a fireplace and pantry, a double bedroom, a bathroom, a double garage, a boiler room with a pellet stove, and a cellar with a double 2000-liter pressure tank. A marble staircase leads to the upper floor, which includes a double living room with a thermo-fireplace, a kitchen, three double bedrooms, a study, two bathrooms, an ironing room, a double balcony, and a hallway with a wooden staircase leading to the attic inspection hatch.

In the private garden, which is not fenced, there is this characteristic period terracotta terrace, which precedes a covered iron pergola in the lawn surrounding the villa, ideal for dinners and lunches during the spring and summer seasons.

The floors are all marble, with the exception of the terracotta in the bedroom and ground-floor entrance. The window frames are aluminum with shutters, and heating is provided by an LPG tank or a pellet stove, currently connected to the

boiler with cast iron radiators.

The property's green park features numerous fruit trees and oak trees. Inside, there is also a second farmhouse, consisting of five rooms, each with its own specific function: a rustic kitchen with a wood-burning oven, a cellar ideal for wine and oil, a shed for agricultural vehicles, a stable, and a chicken coop.

The view from this property is certainly one of its added values. From the windows or the garden, you can admire much of the surrounding hills in the Liri Valley, full of small villages that illuminate the view at night.

Excellent opportunity, in a quiet and green setting, just a few minutes away from both Fontana Liri inferiore and Arpino.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

Certification

Energy Class: G

Features

Code: AC99-149-1739	Reason: Sale
Categoria: Villa	Address: Via Napoleone
Zip Code: 3035	Municipality: Fontana Liri
Zona: Fontana Liri Inferiore	Total Square Meters: 400 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 17	State of Preservation: Excellent
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1950	Balconies: Present, 20 sq.m.
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Double, 40 sq.m.
Terrace	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 20 m ²
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Aluminum 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.

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





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







