

Villa for sale in Cassino

€ 420.000

Ref. AC99-149-1755



300 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

"Villa Ascenza"

In the heart of the picturesque Valle dei Santi, in the municipality of Sant'Apollinare, just a short distance from Cassino, we offer for sale a splendid detached villa located on Via Giunture, an exclusive solution ideal for those who want to live in a quiet, private setting surrounded by greenery without sacrificing the convenience of major transport links.

Sant'Apollinare is a characteristic village in the province of Frosinone, appreciated for its quality of life, proximity to Cassino, and strategic location between Rome and Naples.

The town is easily accessible thanks to its proximity to the Cassino A1 motorway exit and the main provincial roads that quickly connect the entire southern Lazio region and the Tyrrhenian coast.

The property is spread over two levels with a total surface area of approximately 300 m² and is characterised by large, bright and perfectly distributed rooms.

The villa's exterior captivates with its large porches, ideal for relaxing outdoors in any season, enjoying the tranquility and privacy the property offers.

The main entrance leads to a spacious eat-in kitchen, perfect for everyday life and for hosting family and friends, while the large and particularly bright living room represents the heart of the home thanks to its elegant and comfortable spaces.

The ground floor is completed by a service bathroom as well as a large garage and a practical utility room, making the management of the house extremely functional.

A comfortable internal staircase leads to the sleeping area on the first floor, consisting of four generously sized bedrooms,

ideal for ensuring comfort and privacy for the entire family. Also on the same level are two bathrooms, a study perfect for those working from home or needing a dedicated space, and a splendid terrace offering a pleasant view of the surrounding greenery and the perfect place to relax.

Making this property even more interesting is the presence of an independent outbuilding of approximately 100 m², currently used as a rustic kitchen with bathroom and hallway.

This space is perfect for parties and social gatherings, but it can also easily be transformed into an ideal space for guests, a professional studio, or short-term and tourist rentals.

The villa is surrounded by a magnificent, fully landscaped garden of approximately 1,304 square meters, as well as a private grove, a private and well-maintained green space that further enhances the property and offers the opportunity to fully enjoy the outdoor spaces.

The garden is also equipped with a lighting system and an irrigation system powered by an independent well.

The entire property is fully fenced and equipped with all comforts, including independent heating, parquet floors, air conditioning, and all utilities, ensuring a home ready to move into immediately.

An elegant and versatile residence, perfect both as a primary residence for large families and as a prestigious investment, in a quiet yet strategically located area, just minutes from Cassino and the area's main amenities.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: E

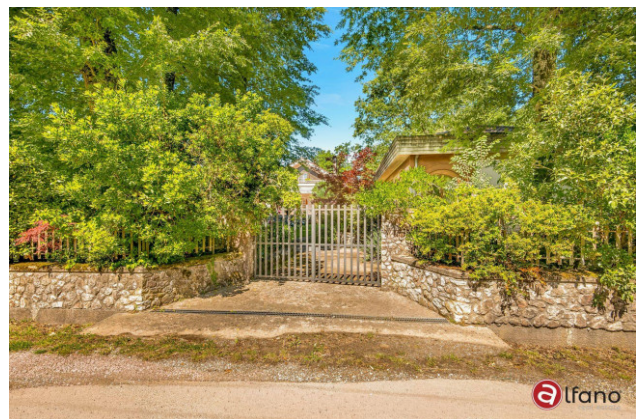
Features

Code: AC99-149-1755	Reason: Sale
Categoria: Villa	Address: Via Giunture, 3
Zip Code: 3043	Municipality: Cassino
Total Square Meters: 300 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 10
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private, 1.304 sq.m.	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

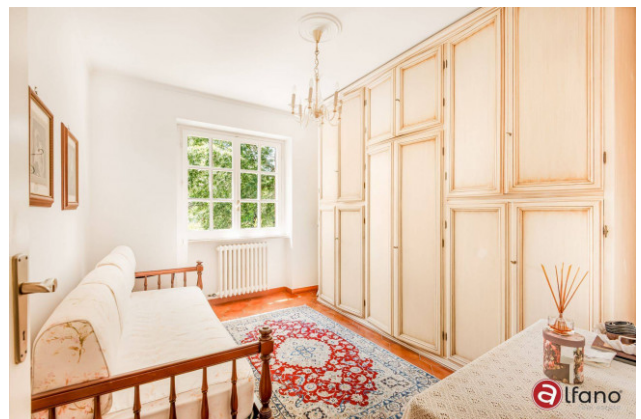
Gyms	Spa
Football Fields	Fitness Centers

Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	













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