

historic residence for sale in Falvaterra

€ 250.000

Ref. AC99-149-1757



430 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 15

"House of the Wind"

In the heart of the charming medieval village of Falvaterra, in the splendid setting of Piazza Santa Maggiore, we offer for sale a charming and prestigious historic building, a one-of-a-kind property combining the authentic charm of period architecture with the comfort of an immediately habitable residence.

Centrally located, the building dominates one of the most characteristic corners of the town, offering panoramic views of rare beauty over the hills and the pristine nature of the Liri Valley.

Falvaterra, a small jewel in the province of Frosinone, is known for its historic center, its authentic Lazio village atmosphere, and the famous Falvaterra Caves and Rio Obaco, a popular destination for nature lovers and experiential tourism.

The town's location is particularly strategic thanks to its proximity to the Casilina state road and connections to the A1 motorway, which allow easy access to Rome, Naples, and the main towns in southern Lazio, making this property ideal both as a private residence and as a tourist-hospitality investment.

The building extends over several levels for a total surface area of approximately 430 m² and retains all the charm of the historic homes of the past.

The imposing and characterful stone structure recalls the appearance of a small noble fortress, with evocative spaces and architectural details of great value.

The interiors are embellished with splendid exposed wooden beams and original terracotta floors that lend warmth,

elegance, and authenticity to every room.

The property also stands out for the great functionality and versatility of its interior spaces, currently divided into several communicating units but easily adaptable to different living or hospitality needs.

There are a total of six bathrooms: one on the ground floor, three in the two connecting apartments on the first floor-one of which is ensuite in the master bedroom-and two in the attic, including an additional en suite bathroom serving the master bedroom.

In terms of livability and spatial organization, the building features an eat-in kitchen on the first floor as well as two fully equipped kitchenettes, one on each upper level. It's also possible to easily install an additional kitchen in the second apartment on the first floor, an ideal solution for those looking to create a hospitality business with independent apartments or separate spaces for guests and management.

One of the most exclusive and sought-after features of the property is undoubtedly the private terraced garden, an absolute rarity for a historic building located in the center of the village.

This outdoor space represents a true haven of peace and privacy, ideal for relaxing moments immersed in tranquility and surrounded by an extraordinary panorama that offers open and fascinating views of the surrounding area.

Directly connected to the garden and also accessible from the road below the entire property, we find a convenient private garage closed by a roller shutter, already equipped with active utilities, including water, an element of particular value and practicality in the context of a historic center.

The spacious and atmospheric interiors offer enormous potential both for a prestigious private residence and for the creation of a charming hospitality facility, such as a relais, bed & breakfast, or historic residence.

A further added value is represented by the hobby room located on the ground floor, with a partially independent entrance and direct access to a habitable terrace.

The space already has water and drainage connections, a feature that further expands its potential uses, including for hospitality or as an independent space for guests.

The building is already habitable and has all utilities connected, allowing you to move in immediately while preserving its historical and architectural value.

The property includes numerous ancillary rooms, including storage rooms, warehouses, and characteristic cellars, which further enhance the building's charm and functionality.

Perfect spaces to be enhanced as tasting areas, service areas, or spaces dedicated to leisure and conviviality.

This home represents a rare and exclusive solution for those wishing to purchase a historic property with great character in the heart of one of Ciociaria's most authentic villages, in a setting rich in history, nature, and tradition, where time seems to have stood still and every corner evokes an emotion.

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

Certification

Energy Class: G

Features

Code: AC99-149-1757	Reason: Sale
Categoria: historic residence	Address: Piazza Santa Maggiore, 4
Zip Code: 3020	Municipality: Falvaterra
Total Square Meters: 430 sq.m.	Bedrooms: 6
Bathrooms: 6	Rooms: 15
State of Preservation: Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage

Fireplace	Telephone System
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Wiring : By Law	Shower
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Wooden Window Frames	
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Nearby

Gyms	Spa
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Football Fields	Fitness Centers
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Tennis Courts	Bike Lanes
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Playgrounds	Railway Station
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Public Transport	Kindergarten
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Elementary Schools	Schools
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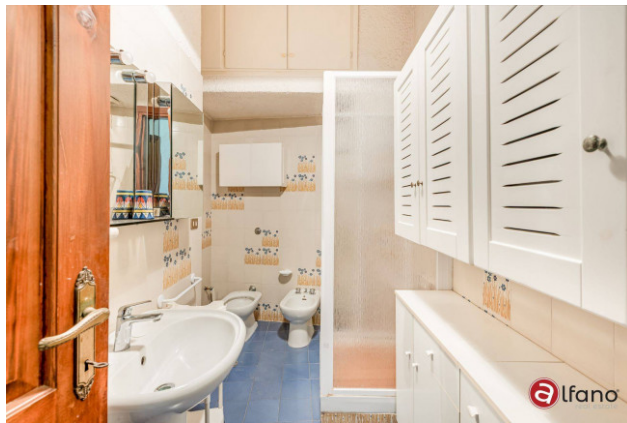
High Schools	Cafe
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Post Offices	Shopping Centers
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Municipal Offices	
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