Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

# for sale in Pontecorvo
# Pontecorvo città
# € 445.000
## Ref. AC99-149-1778



### 580 sq.m. | Rooms: 20

"Villa Rita"
In the heart of Pontecorvo, one of the most dynamic and well-served municipalities in the province of Frosinone, we offer for sale an entire building of approximately 580 square meters, located on the corner of Via Giuseppe Saragat and Via Trieste.
A rare property, designed for those seeking spaciousness, independence, and a property that can adapt to a variety of needs, both as a prestigious private residence and as a high-value investment property.
The building extends over several levels and stands out for its solid structure, generous size, and functional and versatile layout.
The corner exposure, large balconies, and numerous windows provide extraordinary natural light throughout the day, enhancing every room and lending the property a timeless elegance.
Upon entering the gate, you are greeted by a spacious, private courtyard, a private outdoor space that is one of the property's highlights.
The large courtyard offers driveway access, convenient parking spaces, a covered parking space, and a quaint barbecue area, perfect for enjoying the outdoors and spending pleasant moments with family and friends.
The interiors are striking for their size, brightness and the welcoming feeling they convey.

Each space offers endless customization possibilities, allowing you to create a representative residence or multiple independent living units.
Completing this important property is a fully habitable attic, a valuable space that could be used as a separate apartment, professional studio, relaxation area, or guest space.
From here you access a large terrace, the ideal place to relax outdoors, organize summer dinners, or simply enjoy the tranquility and surrounding views.
Of particular interest is also the spacious basement, a versatile space that lends itself to multiple uses: a cozy tavern for evenings with friends, a hobby room, a private gym, a cinema room, or a space dedicated to one's passions.
The property is in good general condition and has been carefully maintained over the years.
With a cosmetic update and some routine maintenance, it will be able to fully express its prestige and value, bringing back the charm and elegance that have always distinguished it.
One of its greatest strengths is the extraordinary flexibility of its spaces.
The large size allows for the creation of multiple independent residential units, making the building particularly attractive to businesses, investors, and real estate professionals.
In addition to selling the entire building, the separate marketing of the individual units can also be considered, offering interesting prospects for value and profitability.
The location represents an additional added value.
Pontecorvo, in the heart of the Liri Valley, offers all the main services, schools, shops, and strategic connections that allow quick access to Cassino, Frosinone, Formia, and the A1 Milan-Naples motorway exit.
Properties of this size, with a private courtyard, large outdoor spaces, a habitable attic, a large terrace, a basement, and the option to customize them to your needs, are increasingly rare on the market today.
With a price of just €760 per square meter, this property represents an opportunity that is difficult to find on the market.
With a total surface area of approximately 580 m2, this is a truly rare opportunity, ideal both as an investment and for those seeking a large property at a highly competitive price.
This is not simply a building, but a property brimming with charm and opportunity, ready to welcome a new life project or a significant real estate investment. An exclusive solution that, thanks to its unique features and enormous potential, can satisfy even the most discerning buyers.
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class**: G

## Features

| | |
|---|---|
| Code: AC99-149-1778 | Reason: Sale |
| Address: Via Giuseppe Saragat, 7 | Zip Code: 3037 |
| Municipality: Pontecorvo | Zona: Pontecorvo città |
| Total Square Meters: 580 sq.m. | Rooms: 20 |
| State of Preservation: Good | Level: Buildings |
| Total Floor: 3 | Heating: Heating |
| Parking: Carport | Balconies: Present |
| Terrace: Present | Garden: Private |
| Kitchen: Regular Kitchen | Terrace |
| Tv Antenna : Autonomous | Porch |
| Tv SAT : Autonomous | Closet |
| ADSL Coverage | Cellar |
| Fastweb Coverage | Fireplace |
| Telephone System | Wiring : By Law |
| 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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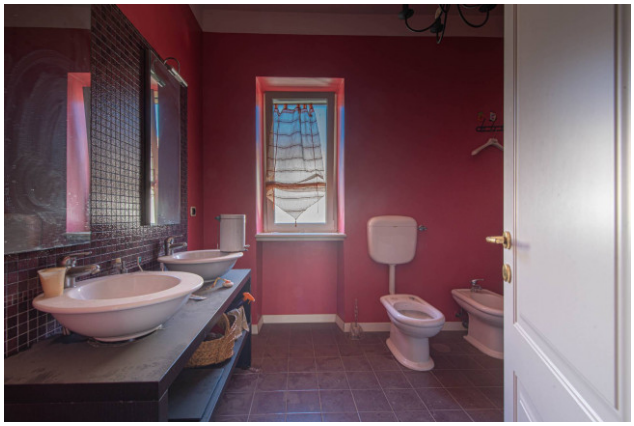
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