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

farmhouse for sale in Pontecorvo

€ 425.000

Ref. AC99-149-1779



700 sq.m. | Rooms: 21

"Merola Compendium"
There are places that don't just offer spaces, but preserve stories, traditions, and the opportunity to shape new life projects.
This charming property, nestled in the quiet countryside of Contrada Fontana Merola, in Pontecorvo, represents one of those rare properties where time seems to have stood still and where every building speaks to the authentic value of rural life.
Situated in a private yet easily accessible location, the property enjoys the tranquility of the Ciociaria countryside without sacrificing the convenience of major transport links.
Pontecorvo, a characteristic town in the province of Frosinone crossed by the Liri River, offers all essential services and is located a short distance from the Cassino toll booth on the A1 Milan-Naples motorway. It is also well connected by the Casilina Regional Road (SS6), allowing easy access to Rome, Naples and the main towns in Lazio and Campania.
An ideal location for those who want to live in nature without sacrificing the convenience of travel.
The entire property covers a total area of approximately 700 square meters, distributed among three main buildings and numerous outbuildings, all surrounded by a magnificent plot of land of approximately 4 hectares, enhanced by the presence of an irrigation well, a precious resource for those dreaming of a farm, a livestock farm, an agriturismo, or simply a private oasis surrounded by greenery.
The heart of the property is the large main house, a generously sized residence spread over two levels, connected by a

dramatic internal concrete staircase that gives character and solidity to the entire structure.
The rooms are spacious, bright, and designed to accommodate a large family or to be reinterpreted according to contemporary needs, while maintaining the home's original charm intact.
Completing the complex is a second building, spread over multiple levels and requiring complete renovation, offering endless possibilities for transformation: an outbuilding, additional residences, reception areas, or spaces dedicated to professional and tourist activities.
The property also includes a large stable, perfect for those wishing to revive the property's agricultural vocation, as well as warehouses, storage areas, and other ancillary buildings totaling approximately 900 square meters, further enhancing the potential of the entire complex.
The properties require maintenance and renovation, but retain a solid structure and authentic charm: they represent a precious canvas on which to bring to light all their original elegance, breathing new life into a property just waiting to be rediscovered and enhanced.
This is the classic country house of the past, the one that smells of the earth, of seasons lived, of family lunches and days spent in the open air.
A place where the silence is broken only by the sounds of nature, where wide-open spaces offer freedom, and where every corner invites you to imagine a future of authenticity, tranquility, and new opportunities.
A property with a unique character, capable of winning over those seeking not just a home, but a place to live, transform, and pass on.
An investment rich in potential, nestled in the beautiful Pontecorvo countryside, ready to welcome a new chapter in its history.
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1779	Reason: Sale
Categoria: farmhouse	Address: Contrada Fontana Merola, snc
Zip Code: 3037	Municipality: Pontecorvo
Total Square Meters: 700 sq.m.	Rooms: 21
State of Preservation: Be Restored	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
Porch	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	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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