
Villa for sale in Ceccano

€ 230.000

Ref. AC99-149-1781



236 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

"Villa Starnelle"

Nestled in the quiet countryside of Ceccano, on Via Starnelle, this splendid detached villa is a place where comfort meets elegance, where every space has been designed to evoke emotions, and where time seems to slow down, leaving room for the pleasure of living in your own home.

Ceccano is one of the most important towns in the province of Frosinone, rich in history, services, and traditions, renowned for its strategic location. The town center, schools, supermarkets, shops, and all major amenities are just a few minutes away.

Its proximity to the Monti Lepini State Road (SS156), Via Casilina, the Frosinone toll booth on the A1 Rome-Naples motorway, and the train station make this property ideal for those wishing to easily travel to Rome, Latina, or Naples without sacrificing the serenity of a residence surrounded by greenery.

The villa, completely renovated and ready to welcome its new owners without any intervention, extends over approximately 236 square meters on two levels, elegantly connected by a spectacular marble staircase that harmoniously leads from the living area to the sleeping area.

As soon as you step through the door, you immediately feel the warmth of a lovingly cared for home. The spacious entrance leads into a magnificent open-plan living room, a modern and refined space, enhanced by spotlights that highlight every detail and create an elegant and welcoming atmosphere. Natural light floods in generously from the large windows, making every moment of the day even more pleasant.

Enriching the living room is an exclusive cocktail corner, a space dedicated to the most beautiful moments, evenings with friends, family toasts, and the little daily pleasures that transform a simple home into a place to love.

The eat-in kitchen invites you to rediscover the pleasure of conviviality, while the ground floor bathroom completes a living area designed to be as beautiful as it is functional.

The highlight of this level is the splendid covered porch, directly connected to the living room.

Here, interior and exterior blend in perfect harmony: on summer days, it becomes a natural extension of the living area, the ideal place to have breakfast surrounded by greenery, organize outdoor lunches, or simply relax while listening to the silence of nature.

The continuity between the spaces gives extraordinary brightness to the entire home and a pleasant feeling of freedom.

Also on the ground floor is a large garage with direct access to the villa, an often overlooked convenience that makes everyday life extremely practical and functional.

Going upstairs you reach the sleeping area, designed to ensure maximum privacy and comfort.

There are four bedrooms here, bright and well-distributed spaces that are perfectly suited to the needs of a family.

One of the rooms offers the privilege of directly overlooking a magnificent panoramic terrace, a true haven of peace from which to gaze out over the valley and the colors of the surrounding countryside. A perfect place to start the day with a coffee or end it admiring the sunset.

The terrace is also accessible from the corridor, making it a shared and easily accessible space.

Another bedroom has a lovely balcony that adds extra light and space to the rooms.

Outside, the property continues to surprise.

A magnificent garden of approximately 2,620 square meters, completely flat and well-kept, surrounds the villa, offering privacy, tranquility, and an authentic connection with nature.

Olive trees adorn the landscape, evoking the timeless charm of the Ciociaria countryside and creating a perfect backdrop in every season.

It's a space where children can play safely, where friends can gather for a summer dinner, and where, why not, you can build the pool you've always dreamed of?

The entire property is completely fenced and protected by an automatic gate, offering security and privacy.

Completing this splendid residence are state-of-the-art photovoltaic panels and high-quality thermal insulation, interventions carried out as part of a major energy efficiency project.

These solutions allow for a significant improvement in the performance of the property, guaranteeing significant savings on consumption and superior living comfort.

This is not just a villa.

It's a place to imagine the future, watch a family grow, celebrate important occasions, and build memories meant to last a lifetime.

It's the home of those seeking elegance without sacrificing practicality, independence without isolation, and nature without being far from amenities.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: A4

Features

Code: AC99-149-1781	Reason: Sale
Categoria: Villa	Address: Via Starnelle, 53
Zip Code: 3023	Municipality: Ceccano
Total Square Meters: 236 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 10
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private, 2.620 sq.m.	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch

Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Predisposition for Alarm

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	













