

Apartment for sale in Atina

Ponte Melfa

€ 110.000

Ref. AC99-149-1807



174 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

"Center House in Ponte Melfa"

In Atina, in the heart of the picturesque Comino Valley, we offer for sale an attractive apartment of approximately 174 square meters, located on Via della Cartiera, on the third floor of a building served by a lift.

The property is currently used as an office and is in good condition, with large, functional spaces.

The internal layout can be maintained to continue professional activity or, thanks to the generous size, it can be completely rearranged to create a spacious home, creating a distribution of the rooms more suited to residential needs.

A particularly distinctive feature is the great brightness of the spaces: several rooms have large panoramic windows, which allow natural light to flood in generously throughout the day.

The views of the surrounding landscape also give a pleasant feeling of openness and make the property sunny, airy and pleasant to live in or use as a professional space.

The current configuration, with multiple separate spaces and a large hall, is ideal for use as a professional studio, executive office, corporate headquarters, or service center, offering a functional solution without the need for major renovations.

Alternatively, the surface area allows for the design of a large home, with a generous living area, multiple bedrooms, bathrooms, and a study.

Completing the property is a room of approximately 50 m2 in the basement, which is particularly versatile and can be used as a garage, warehouse, or storage area.

A large, additional space, highly useful for both residential and professional use, thanks to the possibility of storing cars, equipment, materials, or archives.

Its location in Atina is another strong point. The town, an important center in the Comino Valley, is nestled in a stunning landscape at the foot of the Mainarde Mountains and is well connected to the main centers in the area.

The Cassino, Sora, and Isernia areas can be easily reached via the SR 627 della Vandra and the SR 509 di Forca d'Acero.

Its proximity to Cassino and the A1 motorway exit also allows for convenient connections to Rome and Naples, making Atina an attractive choice for those who need to travel frequently.

This spacious, bright, and extremely versatile property is ideal for those seeking a ready-to-use professional office or for those looking to invest in a large property to transform into a comfortable home.

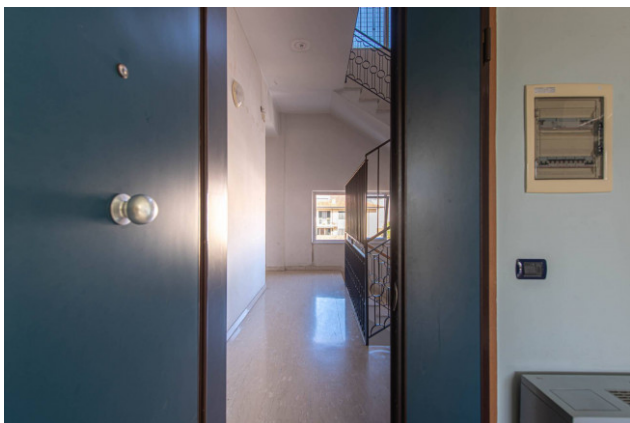
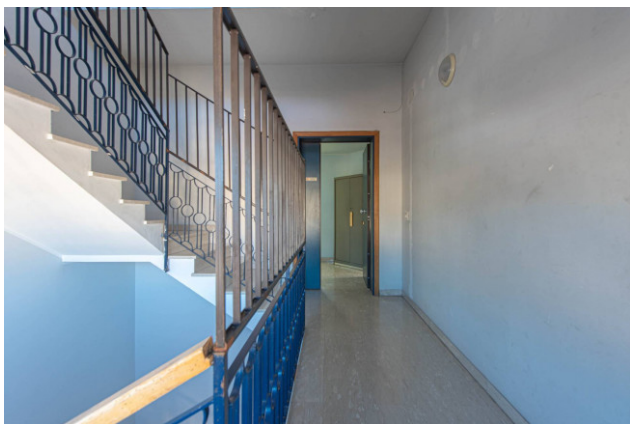
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

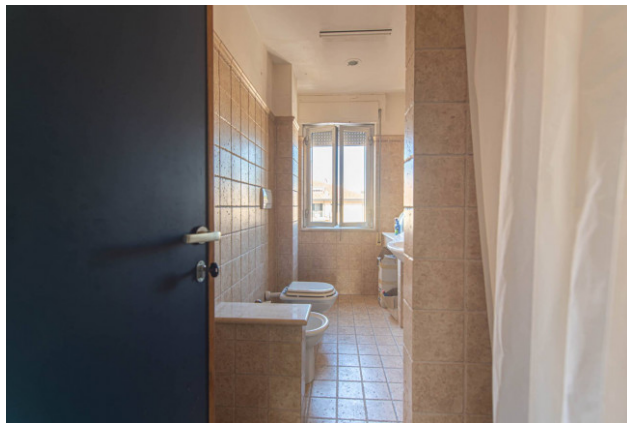
Code: AC99-149-1807	Reason: Sale
Categoria: Apartment	Address: Via della Cartiera, 46
Zip Code: 3042	Municipality: Atina
Zona: Ponte Melfa	Total Square Meters: 174 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 7	State of Preservation: Good
Level: 3	Total Floor: 4
Heating: Heating	Parking: Carport
Lift: Yes	Box: Double, 51 sq.m.
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Air-Conditioned
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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