

farmhouse for sale in Pontecorvo

€ 118.000

Ref. AC99-149-1813



237 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

"Vincenzina House" In Pontecorvo, in the province of Frosinone, in Contrada Fontana Merola, we offer for sale an interesting detached country house with large agricultural land. Pontecorvo is a municipality in the southern province of Frosinone, located in the Liri Valley and characterized by a strong agricultural tradition. The town has a very ancient history, with evidence dating back to prehistoric times, and still maintains a particularly close relationship with the countryside and local agricultural production. Among its excellent products, the Pontecorvo DOP pepper is particularly well-known, while the area is known for its wine production and its characteristic rural landscape. Pontecorvo's location is also particularly attractive for those who want to live in a quiet setting without giving up transportation. The area is served by a road network that connects the area with Cassino, Frosinone, Formia, and lower Lazio, via important routes such as the SS 6 Casilina and the SR 630 Ausonia, which connects Cassino to Formia. The province is also crossed by the A1 Rome-Naples motorway and the Pontecorvo area has a connection to the motorway system. Public rail and bus transport in the area also connects to the nearby Cassino and Ceprano-Falvaterra hubs, which connect to several towns in the area, including Pontecorvo. The property represents a particularly interesting solution for those seeking independence, privacy, large outdoor spaces and the pleasure of living in a true country home. The images show a home nestled in a green and private setting, with a large outdoor area in front of the house, trees, vegetation, and spaces that can be used both as a garden and as agricultural land. The covered veranda at the front of the house is one of the most pleasant features of the property: a large, sheltered space, ideal for outdoor dining, spending summer days with friends, or simply enjoying the tranquility of the countryside. The house, in good condition, extends over a total of approximately 237 m2 on two levels,

offering spacious rooms and a layout typical of old rural homes, with a living area clearly separated from the numerous ancillary rooms. On the ground floor, the home features a kitchen with a fireplace, a space that immediately evokes the authentic character of a country home and can become the convivial heart of the home. Next to the kitchen is a large, bright living room, characterized by generous dimensions and direct access to the outdoor veranda. The presence of large openings and the view towards the outside make these rooms particularly pleasant and allow the house to be experienced in close connection with the surrounding land. Also on the ground floor are several ancillary rooms intended for cellars, storage areas, and other uses, typical of large rural homes. These rooms are extremely useful for those who own agricultural equipment, want to create a hobby area, store produce, or simply need a lot of utility space. Completing this part of the property is a small barn attached to the house, a further element that underlines the agricultural and rural vocation of the entire complex. The first floor is dedicated to the sleeping area and features three large bedrooms, all of which are spacious enough to be comfortably furnished and adapted to suit your needs, whether as a study, guest room, or personal space. The floor is completed by a large bathroom with bathtub. The property's true added value, however, is the large plot of land measuring approximately 13,000 square meters, which surrounds and complements the house, creating a sense of independence and space that is difficult to find in traditional homes. This is a significant area, suitable for those who want to farm, maintain a small agricultural plot, dedicate themselves to gardening, or simply live in a natural setting far from the population density of urban centers. The land includes existing vineyards, which lend the property an even more authentic character and are of particular interest to those who love the countryside and wish to maintain or enhance a small wine production. There is also a well, which can be used for irrigation and, as indicated by the owners, also for domestic use, a particularly valuable element for the management of a plot of land of this size. An authentic, spacious, and green-surrounded detached house, ideal for those seeking not just a home, but a place to live and treasure over time. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1813	Reason: Sale
Categoria: farmhouse	Address: Contrada Fontana Merola, 24
Zip Code: 3037	Municipality: Pontecorvo
Total Square Meters: 237 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 8
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1967	Garden: Private
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Aluminum Frames

Nearby

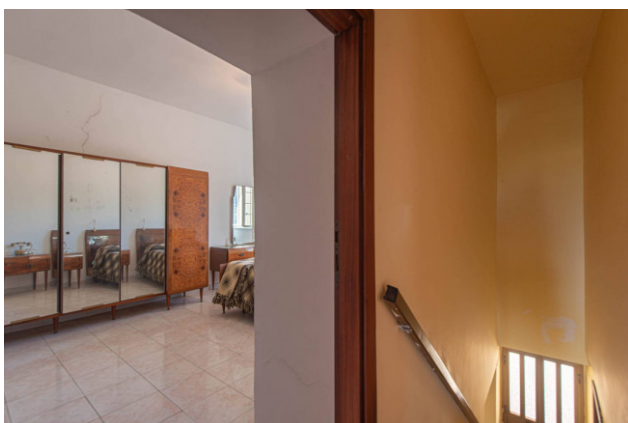
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes

Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
 info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
 VAT 02679640603







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