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

# Villa for sale in Patrica

# € 395.000

## Ref. AC99-149-1829



## 400 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12

"Villa Horizon" In a commanding position on Via Don Pasquale Pilotti, in the charming Patrica area, we offer for sale a splendid panoramic villa, surrounded by greenery and nestled in the Lepini Mountains, in a setting of absolute tranquility and privacy. A charming property, distinguished by its generous size, refined finishes, and privileged location offering splendid views of the valley and surrounding mountains. An ideal residence for those who want to live surrounded by nature, without sacrificing comfort and quality of the environment. The villa is spread over several levels and has a total cadastral area of approximately 400 m2, with large, bright and well-structured rooms. The entire home is characterized by high-quality finishes, refined materials, and architectural details that lend elegance and personality to every room. The living area welcomes you with impressive spaces, where the living room and dining room are distinguished by their spaciousness and atmosphere, embellished by a large stone fireplace that becomes the focal point of the room, creating a pleasant feeling of warmth and conviviality. The spacious and functional kitchen integrates seamlessly into the home's daily life, while the windows overlooking the exterior allow for natural light and the magnificent landscape. A scenic internal wooden staircase connects the various levels of the property, also leading to the characteristic attic area, which houses several rooms, including a study and a beautiful, spacious living room. Here, the exquisite parquet flooring lends the rooms a distinctive elegance and a warm, refined atmosphere, making these spaces ideal for creating a relaxation area, a workspace, or a private space for total tranquility. But it's on the outside that this property really manages to surprise. The large, partially covered panoramic terrace is one of the villa's most charming features: a truly privileged view of the valley, perfect for hosting outdoor lunches and dinners, entertaining friends, or simply relaxing and taking in

the beauty of the panorama. A breathtaking view of the mountains and surrounding greenery offers rare pleasures in every season. Just below the terrace is an additional room equipped as a small private gym, complete with exercise equipment and a guest bathroom: a functional and versatile space, ideal for dedicating yourself to wellness and physical activity right in your own home. The villa also features a double garage of approximately 50 square meters, as well as several additional rooms that further expand the property's potential uses. Among these, the characteristic wood-fired oven deserves special mention, a detail with an authentic feel, perfect for rediscovering the pleasure of conviviality and hosting delightful gatherings with friends. Completing the property is a substantial plot of land measuring approximately 11,000 square meters, registered as an olive grove, offering ample green space, privacy, and a variety of uses. It's ideal for nature lovers, those who want to cultivate their passion for greenery, or simply want to enjoy an exclusive setting away from prying eyes. The location is an added bonus. Patrica is a characteristic village in Ciociaria, perched on the slopes of the Lepini Mountains and overlooking the Sacco Valley, appreciated for its natural setting, views, and tranquility. Despite its secluded location surrounded by nature, connections to Frosinone and other towns in the area are easy. The Monti Lepini State Road 156 and the Morolense Provincial Road provide access to the main roads, while the Frosinone toll booth on the A1 motorway provides convenient connections to both Rome and Naples. A property capable of combining representation, functionality, and privacy, with the privilege of a panorama that becomes an integral part of daily life. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Features

| | |
|---|---|
| Code: AC99-149-1829 | Reason: Sale |
| Categoria: Villa | Address: Via Don Pasquale Pilotti, 1 |
| Zip Code: 3010 | Municipality: Patrica |
| Total Square Meters: 400 sq.m. | Bedrooms: 4 |
| Bathrooms: 4 | Rooms: 12 |
| State of Preservation: Good | Level: On two-levels |
| Heating: Heating | Parking: Carport |
| Balconies: Present | Terrace: Present |
| Garden: Private | Kitchen: Regular Kitchen |
| Box: Double, 50 sq.m. | Terrace |
| Tv Antenna : Autonomous | Porch |
| Tv SAT : Autonomous | Closet |
| ADSL Coverage | Cellar |
| Fastweb Coverage | Fireplace |
| Air-Conditioned | Parquet |
| Telephone System | Wiring : By Law |
| Shower | Wooden Window 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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