

**farmhouse**  
**€ 260.000**  
**Ref. AC99-149-769**



**260 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

Among the green hills of the "Tordoni" locality in Pontecorvo, in the quiet of the countryside but one step away from the center, we offer for sale a traditional farmhouse with garden.

"Casale Sardelli" consists of three bedrooms completely modernized, with adjoining annexe with one bedroom, located in Lazio with easy access to Rome and Naples.

It is surrounded by over 7 hectares of agricultural land, overlooking the rolling hills of Tordoni.

The property, which dates back to the early 1900s, offers a quiet, private rural location, yet is only a 10-minute drive from the historic town of Pontecorvo, which offers all local amenities, including excellent local bakeries and restaurants.

It is an ideal property for those who want to escape the city, thanks to its peaceful and scenic setting and nearby nature walks.

It is also an excellent investment for those who wish to develop the land (for example, start a vineyard) or create a Bed & Breakfast or an Agriturismo.

The main house is spread over two floors and consists of an entrance with a marble staircase, large kitchen with fireplace, a large open plan living and dining room.

The first floor comprises three bedrooms (master bedroom with bathroom, twin bedroom and single bedroom) and a family bathroom.

The guest annex with one bedroom, adjacent to the main house, has an independent entrance and is composed of a kitchen, dining and living room with fireplace and a large double bedroom with private bathroom.

It offers excellent rental potential.

The property is surrounded by a large terrace, perfect for outdoor family lunches and dinners and for barbecues.

We also have a garden with lawn and roses at the front that extends the entire length of the house.

The property offers an annex that houses a large garage, a laundry, a warehouse and a woodshed, with the possibility of transforming them into additional bedrooms.

For information call 0776566289 or 3487607909. For english speakers: 00393348094290.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Tordoni, 43

**Zip Code:** 3037

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 10

**State of Preservation:** Restored

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Carport

**Balconies:** Present

**Terrace:** Present, 100 sq.m

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace: 100 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 30 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Safe-Deposit Box

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

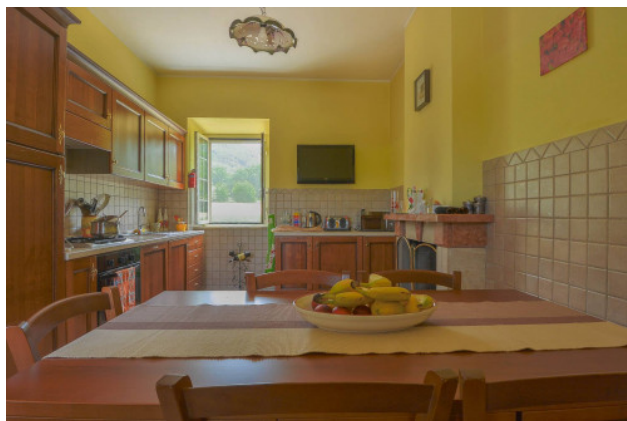
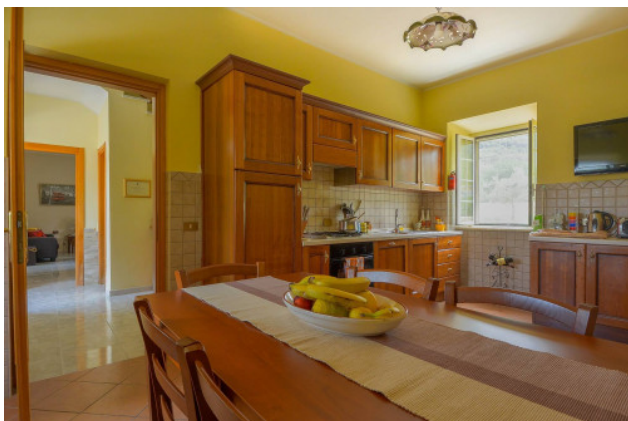
High Schools

Cafe

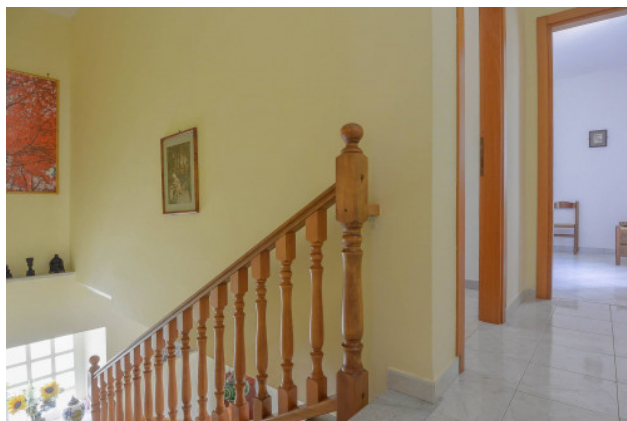
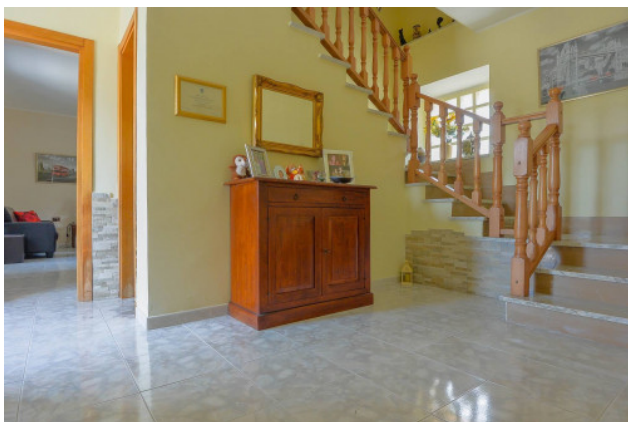
Post Offices

Municipal Offices

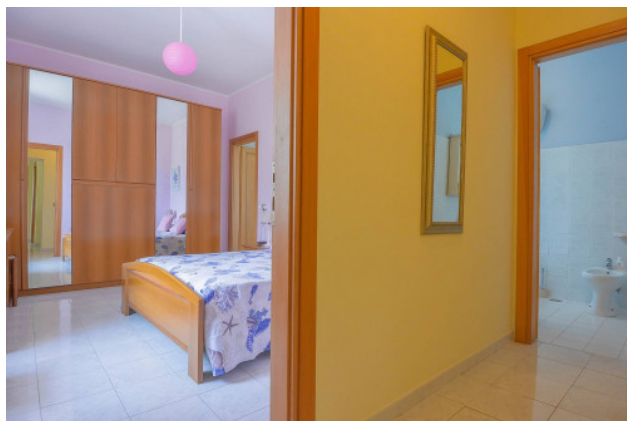
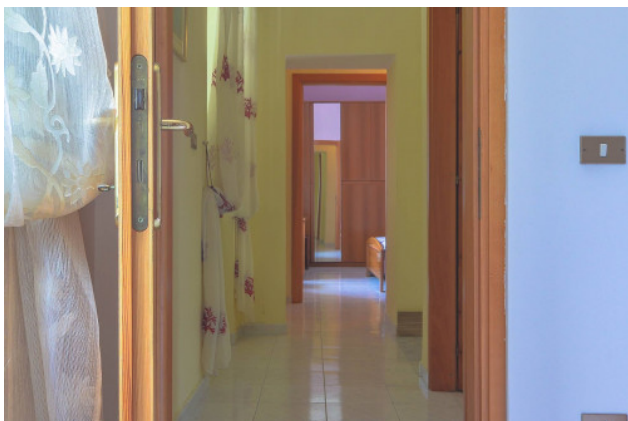


























**Alfano Real Estate S.r.l.**

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



**Alfano Real Estate S.r.l.**

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