

Villa Centro

Confidential Negotiation

Ref. AC99-149-967



400 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 15

"Villa San Martino"

Enchanting luxury villa in the historic center of Frosinone, in a dominant position on the hill of via San Martino, where the gaze embraces the bell tower of the cathedral of Frosinone up to the valley reaching the Ernici mountains.

The Villa has been inserted on a hilly terrain making excellent use of the natural slope of the same, a real engineering masterpiece with an elegant neoclassical style architecture. The property is spread over three levels with an elegantly decorated terrace with a balustrade. A further advantage, despite its size, is its total privacy, which it gives us thanks to the skilful design of both internal and, above all, external spaces.

From Via San Martino an important gate introduces us to a space in front of the garage area, here, after having parked the car, we can decide whether to go up with practical and comfortable stairs or to be transported by a cableway that reaches the entrance level with an intermediate stop at the garden level. Going up the stairs, we immediately find a mini apartment of 50 square meters with living area, bedroom and bathroom, continuing the climb we cross the garden area of about 1000 square meters with an irrigation system that develops in a series of terraces where flowers and ornamental plants.

After the first level of the garden we arrive on an external area, of about 300 square meters, partly green and partly paved, equipped with wrought iron and glass tables, delicately covered by retractable curtains and with a beautiful scenography in the background of lights and pools of small shrubs, in front of the entrance. Here we find a fine wooden door that leads us into the ground floor hallway conceived as a huge Living area; in fact we have two large living rooms, one with a fireplace, a Lunch area and services. In the central

part and in front of the entrance a luxurious Statuary marble staircase with Versace style iron railing leads us to the First Floor consisting of a style eat-in kitchen, large living room with fireplace and dining area, 2 single bedrooms, and two bedrooms. double bedroom, one with private bathroom, second bathroom and balcony.

The whole Villa was built using materials of considerable value such as Statuario marble, black Portoro marble, Versace style wrought iron railings, hand-made white concrete thresholds, parquet and attention to detail from the curtains to the upholstery.

In the basement at the garden level we find a further 70 square meters with living area, bathroom and double bedroom. In addition to the driveway to the garage, the property has two further pedestrian entrances. Also possible division into two real estate units with separate entrances, on request design (already available) and accommodation according to needs to be agreed.

For information and / or appointments 0776566289 -3487607909 speak english 00393348094290

Certification

Energy Class: B

Property Informations

Address: Via S. Martino, 92

Zip Code: 3100

Bedrooms: 6

Bathrooms: 5

Rooms: 15

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 3

Parking: Carport

Lift: Yes

Age Construction: 90

Balconies: Present

Terrace: Present

Garden: Private, 1.300 sq.m

Sea Distance: 40.000 meter

Kitchen: Regular Kitchen

Box: Double, 50 sq.m

Features

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

Predisposition for Alarm

Shutters

Shutters

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





















