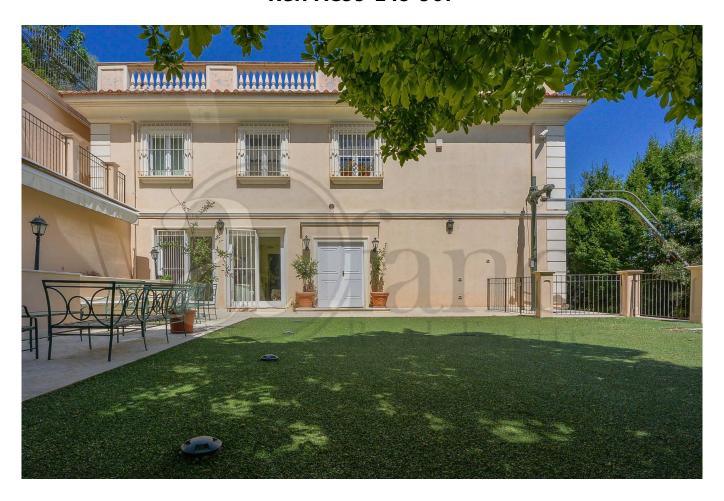


Villa Centro Confidential Negotiation Ref. AC99-149-967



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				































































































































































