

# Townhouse

## € 240.000

### Ref. AC99-149-1224



**182 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9**

"Julia House"

In the lower Ciociaria area, precisely in Pontecorvo (FR), a few meters from the town center, in a dominant and reserved position, we offer for sale an elegant property, totally renovated and equipped with private garden and garage, turnkey .

The house is part of the exclusive "Parco dei Principi" residential complex, where we find various terraced and independent solutions with garden and garage.

The property for sale enjoys a strategic position as it faces South-East and is therefore kissed by the sun all day.

We are talking about a house on three levels, of about 182 square meters recently renovated and furnished with extreme taste and attention to detail.

On the ground floor, at the level of the private garden, we find a kitchen equipped with all accessories with access to a veranda with a mobile roof, furnished with care and very welcoming, a service bathroom and internal access to the garage with a side door towards the external.

Going up a few steps we arrive at the living room area, very large and bright which has a main access from one of the two sides of the house, a study and a bathroom.

Going up the stairs that lead to the night floor, as well as the second and last floor, the house offers three bedrooms, two of which are doubles and a smaller one with a large terrace overlooking the residential complex.

The fixtures are new and double-glazed and the windows are all equipped with mosquito nets; the heating is autonomous and the rooms have splits for air conditioning.

The external area of the garden is cared for with ornamental plants and with a well thanks to which the whole garden can be

independently irrigated.

The outdoor area has a large gazebo with a barbecue area and a relaxation area with spotlights at night.

A small corner of paradise where you can enjoy lunches and dinners outdoors with family or friends.

The fence that covers the entire perimeter of the property allows you to enjoy total privacy despite being in an inhabited residential complex and the convenience of a private garage is an element of great value for the entire house.

CASA GIULIA is the ideal solution for lovers of modern style, warm furnishings and attention to detail.

A house equipped with every comfort and close to all services from which to enjoy a 360-degree view of the surrounding countryside.

Tranquility and light are the elements that distinguish this house, making it unique in its kind and with great potential.

Let yourself be inspired by the passion for detail.

Excellent investment.

For information call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** C

## Property Informations

**Address:** Viale Dante Alighieri

**Zip Code:** 3037

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 9

**State of Preservation:** Excellent

**Level:** Buildings

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 2009

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

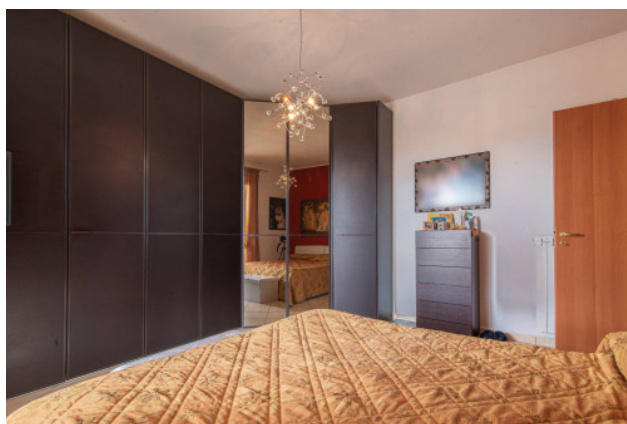
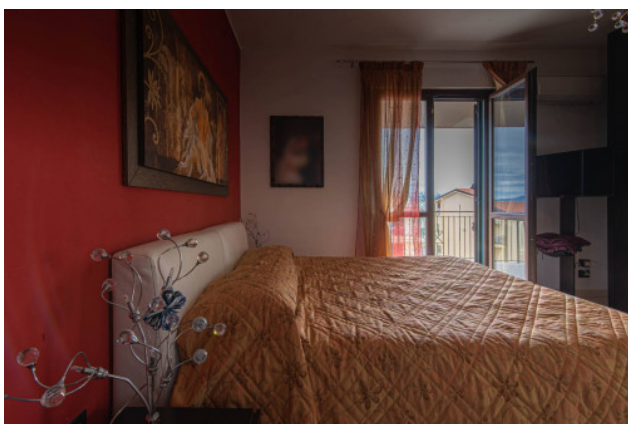




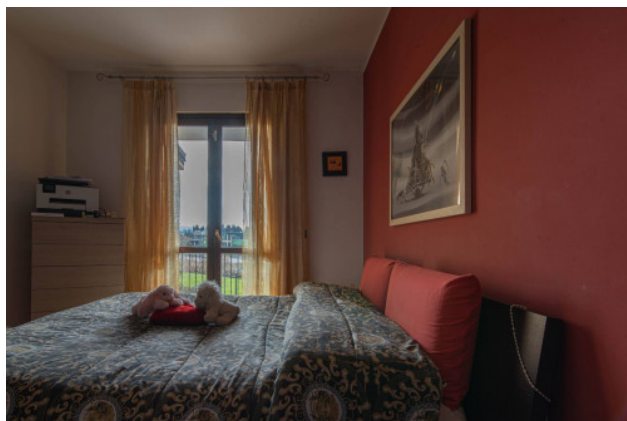












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