

farmhouse
€ 295.000
Ref. AC99-149-1276



250 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 12

Casale Elsa

In the municipality of Prossedi, in a sunny position with 360 degree exposure and immersed in a park of over two hectares, we offer for sale a characteristic country house on two levels with double driveway entrance, in an excellent state of maintenance.

The property has its main access a few steps from the state road 156, which connects the province of Frosinone to the city of Terracina, this guarantees a convenient connection both to the A/1 Autostrada del Sole and to the sea with a street frontage of over 120 meters from both entrances.

The condition of the farmhouse is presented in good condition, making the property immediately habitable, with most of the furnishings included in the total cost of the property.

The ground floor consists of a rustic kitchen with fireplace and adjoining pantry/cellar and a large warehouse that can also be used as a garage.

The first floor is accessed with a comfortable marble staircase, we are immediately welcomed by a large living room with fireplace, three bedrooms and a bathroom.

The fixtures, all in wood, are in excellent condition, the electrical system is fully functional even if it was built several years ago. For heating there is a LPG tank.

One of the most striking features is the driveway. Once through the gate, almost one hundred meters of exclusive dirt road cross part of the park, passing among the centuries-old olive trees. In the land there are 4 further buildings, one used as a wood-burning oven, a second stone house on two levels ideal as an outbuilding and two garages.

From a commercial point of view, the aspect to underline is the urban destination of part of the lands present: they fall under the

Prossedi General Regulatory Plan as zone "D" for commercial production activities, this allows the construction, on a minimum lot of 2000 meters, of buildings with a maximum height of 7 meters.

For more information, if interested in making a different purchase other than for residential purposes, you can contact our. Agency and view the complete documentation.

One of a kind investment.

For appointments or more info 3493400492 - 0776566289 - For International clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Dei Monti Lepini, SNC

Zip Code: 4010

Bedrooms: 3

Bathrooms: 1

Rooms: 12

State of Preservation: Good

Level: On two-levels

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1967

Balconies: Present, 3 sq.m

Terrace: Present, 50 sq.m

Garden: Private, 2.000 sq.m

Kitchen: Regular Kitchen

Features

Terrace: 50 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 67 □

Fastweb Coverage

Fireplace

Telephone System

Shower

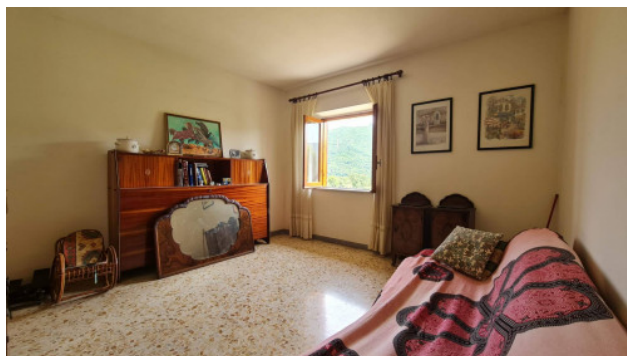
Wooden Window Frames

Shutters



Alfano Real Estate S.r.l.

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