

Penthouse

€ 149.000

Ref. AC99-149-1288



249 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 12

"Casa Cinzia"

In the characteristic village of RIPI, protected by the ancient city walls and in a panoramic position with respect to the rest of the town, we offer for sale a renovated and perfectly habitable penthouse with a breathtaking view of the Ciociaria hills.

Located on the second and top floor of a period building dating back to the 1800s, the apartment is located on the third floor when viewed from the rear side of the building which enjoys a very important basement floor with large cellars and outdoor space with a terraced garden, while it is visibly placed on the second floor when viewed from the main entrance of the building.

The entire building is not far from one of the various entrance arches of the historic center and overlooks a large parking lot for residents where you can comfortably park your car.

The apartment has a traditional access with ancient stone stairs and has an entire floor of cellars located on the lower ground floor which have an independent entrance and a large outdoor area with a panoramic view.

The particularity of these cellars lies inside the deepest part of the Palace where, by visiting the large rooms with stone walls, you reach a cave with spring water.

This peculiarity, inside the cellars, makes this property unique in its kind and perfectly suitable for a restaurant project for which there is a detailed project.

Thanks to the large size of the basement floor, the layout of the rooms and the independent entrances overlooking a very spacious patio, the surface of this part of the building would perfectly accommodate a typical cave restaurant with the possibility of outdoor tables where you can enjoy the view panoramic and relaxing.

From the cellar floor you reach the second and top floor through an entrance door in which there is also another apartment on the same

landing.

The attic consists of an entrance that leads to a large and very bright living room with double glazing and a breathtaking view of various towns in the Ciociaria.

The living room with dining room is connected to a fully bespoke kitchen with a panoramic window in the kitchenette area.

From the kitchen you reach the first service bathroom, not far from the entrance.

From the central corridor you reach the sleeping area where we find two large bedrooms, a room currently used as a study-guest room and a bathroom overlooking the historic centre.

From the entrance, a modern-style staircase leads to another double bedroom with a small hallway, to be used as a wardrobe.

The entire penthouse is equipped with independent heating, hot-cold air conditioning in the large living room and double glazed windows.

The systems are new and perfectly functional, as are the floors and bathrooms.

The decoration present in the property reinforces its authentic and modern character.

The entire property, including the cellar floor, is spread over approximately 250 square meters and has a panoramic balcony from which to admire unforgettable sunsets.

This residential solution is suitable for those who do not want to abandon the modern taste while living in the historic center and being able to take advantage of outdoor spaces such as a terrace on the ground floor and a terraced garden with independent entrance.

An attic with a panoramic view, cellars with spring water grotto and garden is confirmed as an undisputed "pearl" in the heart of RIPI.

For information call 0776566289 or +39 3348094290.

Property Informations

Address: Largo Guglielmo Marconi, 2

Zip Code: 3027

Bedrooms: 3

Bathrooms: 2

Rooms: 12

State of Preservation: Restored

Level: Top

Age Construction: 1800

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

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











