

detached house
€ 170.000
Ref. AC99-149-1358



220 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

"Eugenia House"

In the green Valle del Sacco, a few kilometers from Frosinone, in the characteristic village of Patrica, in a dominant position, we present CASA EUGENIA.

Located a few minutes from the motorway junction (A1-Frosinone-Ferentino exit) and close to all services (shops, shopping centres, banks, pharmacies, schools), the property for sale enjoys particular tranquility as it is positioned on a secondary road and close to a few other homes, surrounded by large expanses of green lawns.

The property, renovated and in good condition, is spread over two levels, on a surface area of approximately 150 m2 in addition to a further 70 m2 of apartments with independent entrances on the opposite side of the house.

CASA EUGENIA, built around the 1970s, still shows the quality of the materials used in the renovation and offers interesting income possibilities.

The easy access to the house ends in a space used for external parking which is located on the left side of the house and from which you can admire the private garden, fenced and well cared for.

The outdoor space which develops mainly at the back of the house is approximately 1000 m2 and is perfectly suited to use with a barbecue area and swimming pool.

From the ground floor, the entrance leads directly into the living area with a large lounge with windows overlooking the garden and a working fireplace, furnished in a classic style with modern details.

The living room communicates with a kitchen, equipped and modern in burgundy red.

From the living area there is a living room, currently used as a guest room which communicates with a modern and perfectly equipped

bathroom.

The kitchen and living room have a comfortable view onto an outdoor space where a large porch can be created: an ideal space for outdoor lunches and dinners.

From the living room, an internal staircase leads to the sleeping area, consisting of a large and bright bedroom in soft colors and with an interesting space for a walk-in closet (to be installed).

The bathroom is large and equipped with a hydromassage tub with music to enjoy the right moments of relaxation.

The entire surface of the house is equipped with underfloor heating.

The windows are new and double glazed.

The roof is perfectly intact and recently renovated, as is the external facade of the entire property which stands out in the area for its bright colors (red).

On the opposite side of the house, there is a second entrance which opens to two independent apartments connected by an internal staircase but with separate doors, used for rental purposes in the past.

On the ground floor, we find a spacious living area with open kitchen, sofa and pellet stove, connected to a double bedroom, comfortable and with easy access to a bathroom (in the bedroom).

The entire apartment is furnished with everything you need and can be used immediately.

On the first floor, we find the second apartment consisting of kitchen, bedroom and bathroom.

Both apartments have similar size and are ready for rental use (perfect as airbnb or short-term rentals).

In addition, the house offers a former barn on two levels to be renovated with interesting potential especially on the first floor where, with a redevelopment project, an accommodation facility with panoramic windows overlooking the surrounding area could be created.

There is also a cellar that can be used as a dry place for food, wine or storage.

The entire property is the ideal home for those who do not want to give up the tranquility of the countryside landscapes despite being connected to the city center.

CASA EUGENIA is the perfect combination of daily comfort and hospitality business: living and working in the same place is a privilege that many desire but few can achieve.

For information call 0776566289 or +39 3348094290 (CLAUDIA).

Property Informations

Address: Via Palmesi, 24/A

Zip Code: 3010

Bedrooms: 4

Bathrooms: 4

Rooms: 10

State of Preservation: Restored

Level: On two-levels

Parking: Uncovered Parking

Age Construction: 1970

Garden: Private, 1.000 sq.m

Sea Distance: 500 meter

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Jacuzzi

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



Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>
 VAT 02679640603













