

## historic residence

### € 180.000

### Ref. AC99-149-1397



**165 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

#### Palazzo Pamela

In Sermoneta, right in front of the Caetani Castle dating back to the 13th century, we are pleased to offer for sale a lovely sky-earth building in excellent condition with triple panoramic exposure spread over three levels.

On the mezzanine floor we are welcomed by the living area, consisting of a large double living room with a custom-made open kitchen, a characteristic original fireplace made even more unique thanks to a copper panel handmade by a local craftsman and a service. The internal staircase is covered in wood, also in perfect condition, and connects all the rooms located on the various levels of the building.

The sleeping area is distributed on the first floor, consisting of a large double bedroom with custom-made wardrobe, two bedrooms and a balcony with a typical bathroom and external sink. Going down two levels you arrive at the floor below the entrance, as the property is located in a raised position with respect to the road, this last room of over 40 m2 is to all intents and purposes a ground floor and not a basement.

It is composed of a single large loft-type room, with two original stone arches that make it unique in its kind, various custom-made built-in wardrobes and a storage room.

The property presents itself excellently from all points of view, having been completely renovated not many years ago. The floors are certainly the jewel in the crown, made of Spanish terracotta with at each corner, light blue glass star-shaped blocks made and decorated by hand, a true uniqueness.

The window frames are made of wood, with shutters, the electrical and plumbing system are fully functional while the heating system needs to be completed, as the various radiators are missing in the rooms.

The property is sold almost fully furnished.

Excellent investment, in one of the most beautiful villages in Italy.

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## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Sotto Il Forte

**Zip Code:** 4013

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 10

**State of Preservation:** Excellent

**Level:** Buildings

**Total Floor:** 3

**Age Construction:** 1300

**Balconies:** Present, 3 sq.m

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 41 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Shutters

## Nearby

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices

Municipal Offices

















