

detached house

€ 159.000

Ref. AC99-149-1427



328 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 11

"Patricia's House"

In Monte San Giovanni Campano, in the "Colli" area, in Via Santa Filomena, we offer for sale an interesting detached house perfect for those who want to live immersed in the tranquility of the countryside but with all services close at hand.

Monte San Giovanni Campano is a municipality located in the province of Frosinone, in the Lazio region.

The property is located 90 km south of Rome, 90 km north of Naples and 70 km from Sperlonga (one of the most sought-after and famous seaside resorts in central Italy on the Tyrrhenian Sea).

Located in a green area, the property is spread over two levels in addition to the basement and has a large plot of approximately 1,000 m2 with 40 olive trees from which 100 to 120 liters of oil are produced annually and an outbuilding of approximately 100 m2. .

The house is in good condition and is equipped with an independent oil heating system, guaranteeing maximum comfort in every season of the year.

On the ground floor we find a spacious eat-in kitchen, a dining room, a welcoming living room, a study and a bathroom, while on the first floor there are four bedrooms with a panoramic balcony and a further bathroom.

The basement offers further useful spaces such as a hobby room, a rustic kitchen with a wood oven, a laundry room, a pantry and a bathroom.

Furthermore, the presence of a suggestive tuff cave adds an extra touch of charm.

The property is completed by an artesian well for irrigation, which allows you to keep the garden and olive trees always green and lush in addition to the use and reserve of water which allows significant savings on water consumption.

A unique opportunity to live in a spacious and well-kept home, surrounded by nature and with all the comforts available.

For further information and/or site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Property Informations

Address: Via santa Filomena, 53

Zip Code: 3025

Bedrooms: 4

Bathrooms: 3

Rooms: 11

State of Preservation: Good

Level: On two-levels

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

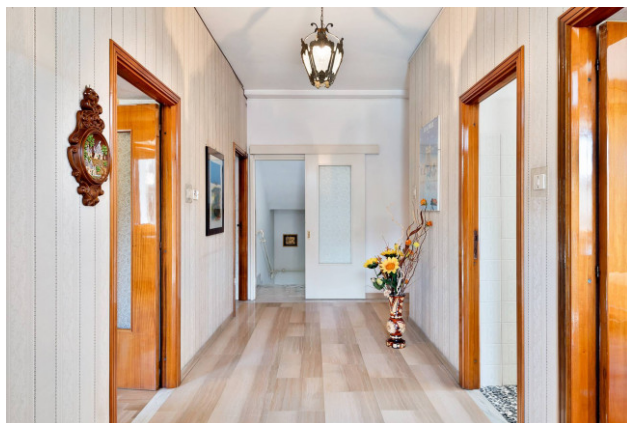
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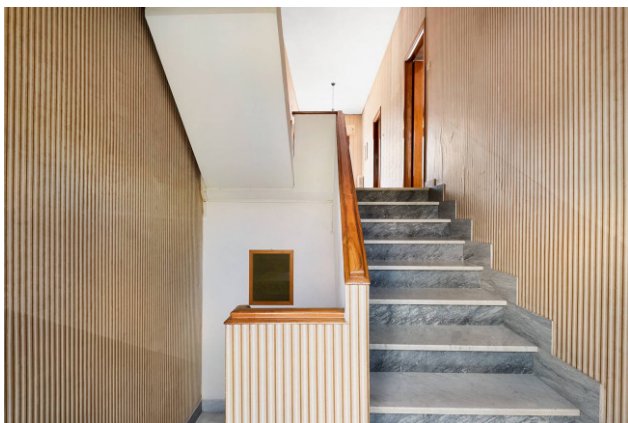
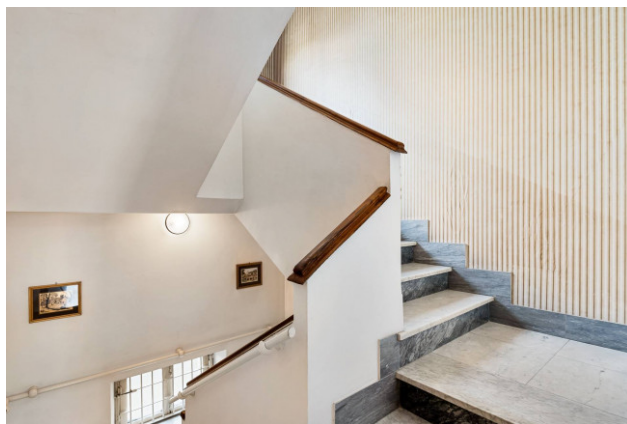
Post Offices

Shopping Centers

Municipal Offices















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