

**typical historical house**  
**Fontana Liri Superiore**  
**€ 189.000**  
**Ref. AC99-149-1443**



**217 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 12**

Casa Fabiana

Fontana Liri Superiore (FR) we offer for sale a historic apartment on the ground floor with a completely and tastefully renovated panoramic terrace.

The property has a triple exposure which makes it very bright and airy, the view is among the most panoramic in Ciociaria, being almost 400 meters above sea level it is possible to admire beautiful sunsets.

The apartment dates back to 1700, the recent and complete renovation means that it is immediately habitable.

The entrance is on the ground floor of this historic building, a lovely entrance leads us immediately into the heart of the property, on our right we find a custom-made open-plan built-in kitchen, dining room, lounge with access to the level terrace of 25 m2, two double bedrooms, study and bathroom. The floor below the street is accessed via the internal staircase, there we find a hallway, a cellar and the second bathroom.

The large internal size and the layout of the rooms with their respective panoramic views and the heights of the ceilings make it clear immediately that you are inside an elegant building, within a thousand-year-old village.

The property is sold almost completely furnished, the windows are made of double-glazed wood with thermal break, aluminum shutters, mosquito nets, a fully functional electrical system and methane gas heating with aluminum radiators. The structure is all in ancient medieval stone. Excellent profitability as a holiday home.

One of a kind investment.

For information and/or appointments 3493400492 (Federico) - 0776 566289 - For international Clients 00393348094290 (Claudia)

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Sant'Andrea

**Zip Code:** 3035

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 12

**State of Preservation:** Restored

**Level:** Ground Floor

**Total Floor:** 2

**Age Construction:** 1700

**Terrace:** Present, 25 sq.m

**Kitchen:** Exposed Kitchen

## Features

Terrace: 25 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 15 □

Fastweb Coverage

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Shutters

## Nearby

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices





















