Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca
Phone number 0776566289--077623036 Fax 077623036

Villa
€ 189.000
Ref. AC99-543



270 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 14

"Villa Magnolia"
In Cassino, just 300 meters from Via Casilina and 1.5 km from the city center and more precisely in Via Ponte la Pietra, we offer for sale an interesting villa with garden.
The property is on two levels and is composed as follows: in the basement there is a large garage, ideal for storing cars and other bulky objects, and a spacious cellar, perfect for storing wines and foodstuffs.
On the mezzanine floor we find a welcoming entrance, a large double living room, two bathrooms, a kitchen with a veranda overlooking the surrounding garden, a bright living room/study and three comfortable bedrooms.
Furthermore, the Villa offers an attic first floor, which could be finished to create additional livable spaces.
This floor has separate external access, ensuring privacy and independence.
Outside it is surrounded by a pleasant garden, characterized by tall trees, including a splendid specimen of magnolia, and various fruit plants.
This green space offers a relaxing atmosphere and an excellent opportunity to grow a vegetable garden or create a leisure space.
Note that the Villa also has a well with spring water, which makes it possible to install a swimming pool to enjoy moments of relaxation and fun during the hot summer months.
Thanks to its unique characteristics, this property is suitable both as a main residence for a family and as an investment for a holiday home and/or a Bed&Breakfast.
Its strategic position, the numerous internal and external spaces and the potential of the refinishable attic make it a versatile solution suitable for different needs.

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

Certification

Energy Class: G

Property Informations

Address: Via Ponte la Pietra	**Zip Code**: 3043
Bedrooms: 3	**Bathrooms**: 2
Rooms: 14	**State of Preservation**: Discreet
Level: Mezzanine	**Parking**: Carport
Balconies: Present	**Terrace**: Present
Garden: Private, 1.000 sq.m	**Sea Distance**: 30.000 meter
Kitchen: Regular Kitchen	**Box**: Double

Features

Tv Antenna: Autonomous	Porch	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Fireplace	Telephone System
Wiring: By Law	Shower	Wooden Window 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

















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