

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









