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

Villa
Ponte Melfa
€ 630.000
Ref. AC99-2666

400 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 17

"Hadrian's Villa"

In Atina, immersed in the beautiful and green Comino valley, we are selling this magnificent villa/farmhouse built in the 2000s, with a typical styling of a country farmhouse.

Villa Adriana is an important property with over 400 m2 of building and over three hectares of land, part of which is cultivated with an olive grove with 500 plants (excellently maintained).

The villa for sale in Atina is located in a hilly, sunny and dominant area, between Atina and Villa Latina in the area bordering the former Palombo vineyard/cellars.

It enjoys an enchanting panorama of the Comino valley and the Abruzzo national park.

It is easily reachable from the Formia-Cassino-Sora highway with the Atina exit and the property is about 50 minutes from the sea of Formia and 30 minutes from the Pescasseroli ski fields.

The property for sale also has three driveways, 2 of which are for cars and one for agricultural vehicles to allow the cultivation of the olive grove.

Entering from the main entrance you enter a beautiful avenue that leads to the front of the villa and the garden in front.

The style of the villa/farmhouse is immediately striking with its well-maintained architectural shape and made of anti-seismic reinforced concrete (with thermal insulation).

The villa is spread over three levels, one of which is on the S1 floor (where we find all the services), and 2 floors above ground.

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On the ground floor we have a wonderful and welcoming living room with fireplace, Battipaglia terracotta floors and coverings, ceilings with decorative and hand-sculpted exposed beams.

The large central wall fireplace is entirely in hand-sculpted travertine, the built-in kitchen is completely covered with original hand-painted ceramics.

Both the kitchen and the living room lead to the portico of the panoramic terrace.

Also on the ground floor we find two more bedrooms and three bathrooms, the rooms have vaulted ceilings. The upper floor is practically entirely used as a sleeping area with 4 bedrooms with exposed beams and two bathrooms finely finished with hand-painted ceramics. hand.

Each bedroom has a different unique and particular color with typical farmhouse painting, giving warm and welcoming environments.

The doors of this villa are all in solid wood, the stair coverings in travertine and hand-carved wood.

The roof is made with ancient tiles from the 18th century and Romanelle tiles, while the windows and external staircases are all in hand-sculpted travertine.

In the basement there are garages, cellars, technical rooms, storage rooms and a bathroom.

Finally, among the appurtenances we have a small outbuilding and a shed for agricultural vehicles.

Utilities: all utilities are connected and functioning, the villa is sold fully furnished with important furniture and furnishings.

Due to the location and quality of the villa/farmhouse it is also excellent as an accommodation facility and/or farmhouse.

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

Certification

Energy Class: G

Property Informations

Address: Via le Lamie, 750	**Zip Code**: 3042
Bedrooms: 6	**Bathrooms**: 6
Rooms: 17	**State of Preservation**: Excellent
Level: On two-levels	**Parking**: Carport
Age Construction: 2000	**Balconies**: Present
Terrace: Present	**Garden**: Private, 30.000 sq.m
Double Beds: 6	**Sea Distance**: 50.000 meter
Kitchen: Regular Kitchen	**Box**: Triple, 80 sq.m

Features

Terrace: 100 ▯	Tv Antenna: Autonomous	Closet
ADSL Coverage	Cellar: 80 ▯	Fastweb Coverage
Fireplace	Air-Conditioned	Telephone System
Wiring: By Law	Shower	Wooden Window Frames
Predisposition for Alarm		

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
Municipal Offices			