

for Sale to Atina : Ponte Melfa



592 square meters | : 2 | : 4 | : 5

Most people who dream of a house with land in Italy picture the view. Very few get to own the land in front of it. Here you do: about 1.6 hectares of meadow, and nobody will ever build on it but you.

This detached house for sale in Atina sits in the Comino Valley, on the Lazio side of the Abruzzo, Lazio and Molise National Park. Built in 1960 and fully renovated in 1980, it is waiting for its next chapter.

Ground floor: a three-arched porch, a large living room framed by a timber portal, an eat-in kitchen, a second room with an exposed-brick fireplace, a cellar, a storeroom and a utility room opening straight onto the lawn. First floor: four bedrooms and the bathroom, with the whole front given over to one long terrace behind wrought-iron railings - terrace and porch you will live on from April to October.

Outside: an enclosed courtyard with an iron gate and a forecourt. Then the land: meadow today, with walnut and fruit trees, and a two-storey rural annex with a covered bay, registered as a ruin and waiting for a recovery project.

Let's be clear: the house needs renewing. Systems, windows and finishes are all to be rethought. That is exactly the point - you pay for substance, walls, space, land and view, and the taste is yours.

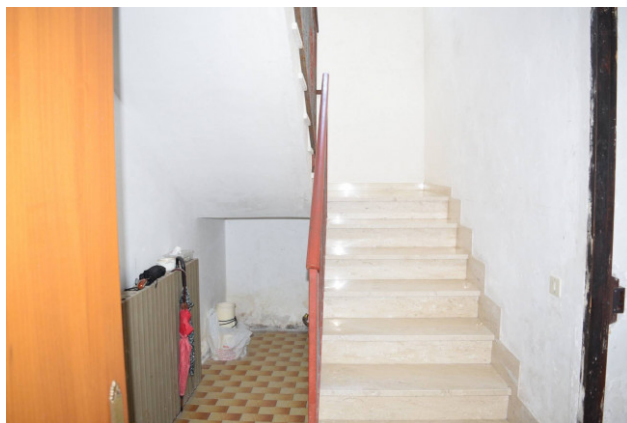
Looking for a house with land near a national park? Atina is one of Italy's most beautiful villages (Borghi più belli d'Italia): 21 km from Cassino with motorway and railway, 140 km from Rome, and the Forca d'Acero road climbs into the Park, with cross-country skiing in winter. Cabernet, olive oil and bean country.

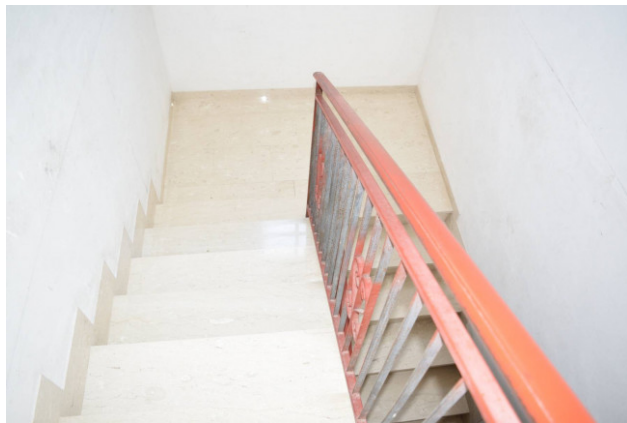
If you want to buy a villa in Italy that nobody can copy, a property in Lazio with this much land and these mountain views does not come up every month. Via Basilea area.

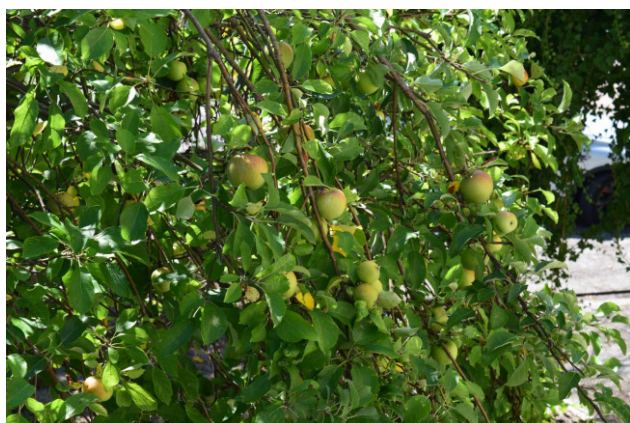
Call us and we'll arrange the viewing. Stand on that terrace first, then decide.

Property details

---> Codice <---: 81	---> Motivazione <---: Sale
---> Tipologia <---:	Region: Lazio
---> Provincia <---: Frosinone	---> Comune <---: Atina
---> frazione <---: Ponte Melfa	---> Prezzo_Richiesto <---: € 165.000
---> Totale_mq <---: 592 square meters	---> camere <---: 4
---> bagni <---: 2	---> Locali <---: 5
: 1960	: Yes











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