



EXPERIENCE THE
MAGIC OF PONZA
IN A UNIQUE HOME



EXCLUSIVE HOUSE CAVE ON GIANCOS SLOPES WITH LARGE PATIO AND PANORAMIC VIEWS

On the wonderful island of Ponza, we offer for sale a typical house, located on the slopes of Giancos hill in an elevated and quiet position, with a fascinating panoramic view of the bay and the harbor below.

The house can be accessed through a large terrace partly covered and shaded, which is the strong point of the house in this exclusive marine context, equipped with a dining-relax area, solarium, and outdoor shower. The configuration of the rooms is given by the large caves, which are the main feature of these island dwellings. The living area is very large and is divided into three different spaces, one of which is also a dining room and shares a double-sided fireplace with the living room. The sleeping area, consisting of three bedrooms and two bathrooms with showers, is distributed radially around it, while the kitchen, made of brick, is near the entrance.

A few steps down from the living room lead to the tavern, made even more intimate by the presence of a solid wood table.

The uniqueness of the Ponzese cave house finds in this dwelling one of its best expressions, thanks to the great charm of the rooms, which are spacious and livable, the excellent exposure, and the tranquility of the context, given its elevated position with respect to the port and the more chaotic areas. In addition, the entrance to the house is not far from a secondary road, with ample parking possibilities.

It is equipped with heat-pump air conditioners, which allow, together with the fireplace, to exploit the house not only in the summer months. In addition, there is also a cistern on the outdoor terrace, an added value for living on this beautiful island.





PROPERTY DETAILS

AREA

Ponza | Latina

TYPE

House cave

Typical Ponzese house

FLOOR

Ground floor and basement

ORIENTATION

South

CONDITION

To be renovated

HEATING

Autonomous

(electric + fireplace)

ENERGETIC CLASS

G class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/3

CADASTRAL INCOME

€ 1103,93



COMMERCIAL SQM

Total 158 sqm



PRICE € 400.000,00



PLANIMETRY



Legend

LR = living room

KIT = kitchen

BA = bathroom

BD = bedroom



















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