



MODERN HOUSE
WITH AN
ENCHANTED
PANORAMA

PRIVATE APARTMENT WITH EXCLUSIVE COURTYARD AND SEA-FACING TERRACES

In the locality of Le Forna, one of the most authentic and picturesque areas on the island of Ponza, we offer for sale an independent house with a magnificent sea view overlooking Cala Feola and Palmarola. The house is spread over two levels, totaling 79 sqm of commercial space, and includes a spacious and highly livable outdoor courtyard, equipped with a built-in sink and barbecue, providing access to the terraces above, on staggered levels, to admire the open sea and the beautiful sunset, thanks to its west-facing orientation.

Access to the property is via a short downhill path, which is also shared with other properties, leading to the house through a series of steps, providing a secluded and waterfront location. The house opens entirely on this side, with two French doors, one of which is large, with a glass window covering the entire wall of the living area. Currently, the ground floor comprises a living room with a kitchenette, a bedroom, and a bathroom, with a central semicircular staircase leading to the loft where a second bedroom is located. Originally, the house consisted of a single large space with a central staircase, and later, an internal wall

was built to create the ground floor bedroom. However, it is certainly possible to restore it to its original state if desired. Similarly, the loft, which was previously open to the space below, was separated to create the second bedroom and features a ribbon window with a stunning view of Palmarola.

Equipped with thermal break windows and an independent hot/cold air conditioning system with a heat pump, the property requires some renovation work.

The house is extremely bright, and its strengths undoubtedly include its strategic location in the Le Forna area, from which you can easily reach some of the most beautiful beaches on the entire island, including natural pools, Cala Feola, Cala dell'Acqua, and Cala Fonte; proximity to all essential services; the rare private garden; and the panoramic sea-facing orientation, with a stunning view of the sea horizon and spectacular sunsets framed by the island of Palmarola to the west and Cala Fonte to the east.





PROPERTY DETAILS

AREA

Ponza | Latina

TYPE

Independent house on two above-ground levels with terraces on two levels and a private outdoor courtyard

FLOOR

Ground and loft

ORIENTATION

W

CONDITION

To be renovated

HEATING

Autonomous hot/cold air conditioning with a heat pump

ENERGETIC CLASS

F class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/3 (Economic residence)

CADASTRAL INCOME

A/3 € 692,05



GROSS SQM

Ground floor 63 sqm

Loft 12 sqm

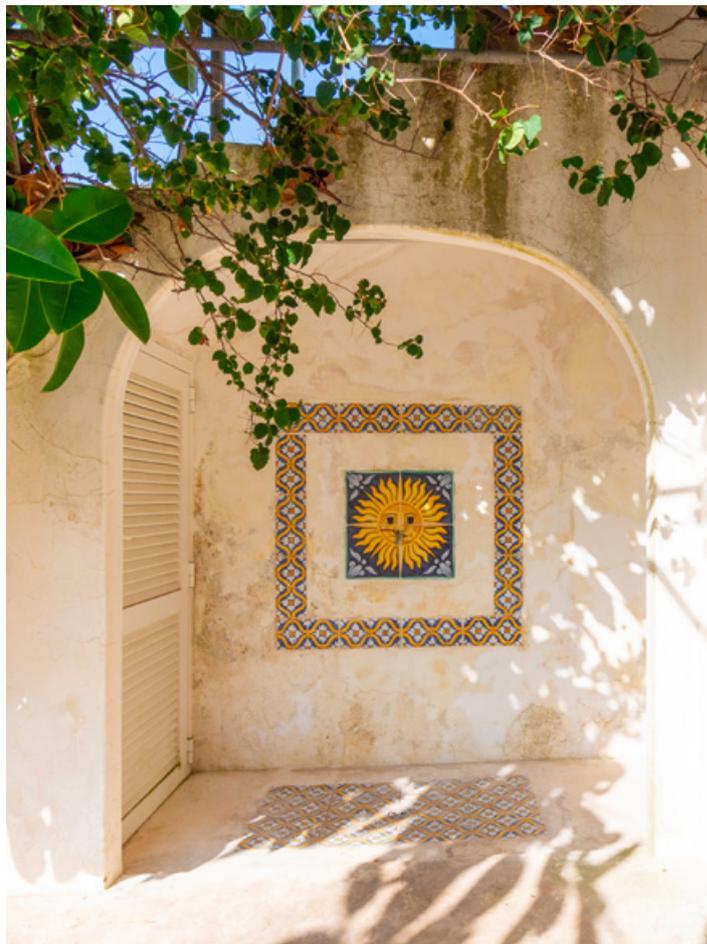
Terraces 66 sqm

Court 42 sqm

COMMERCIAL SQM

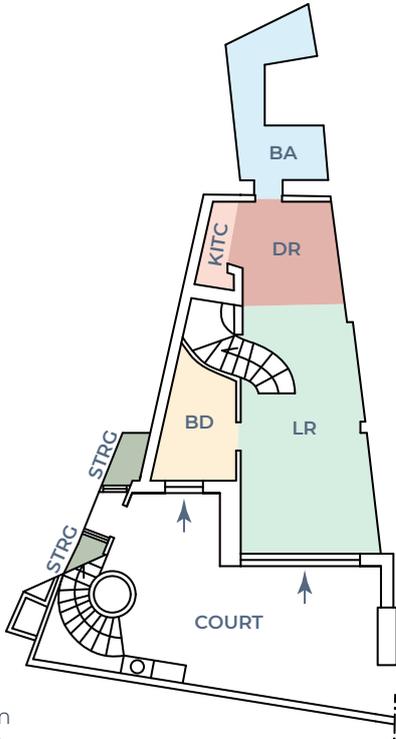
Total 79 sqm

PRICE € 295.000,00





GROUND FLOOR



Legend

- BA = bathroom
- BD = bedroom
- STRG = storage
- LR = living room
- DR = dining room
- KITC = kitchen corner

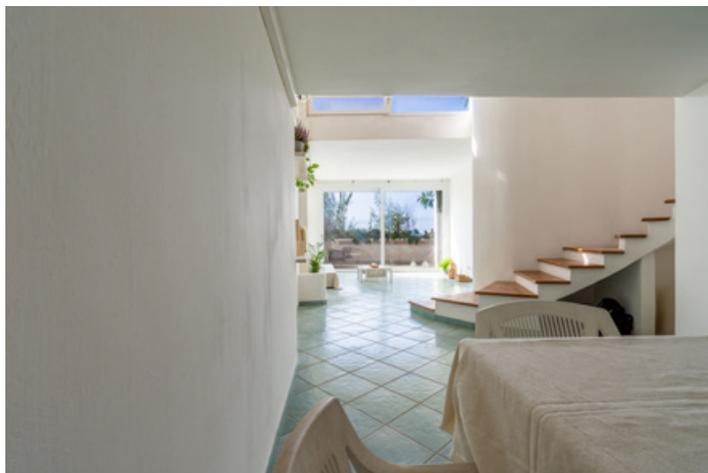








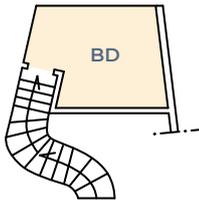








LOFT



Legend

BD = bedroom

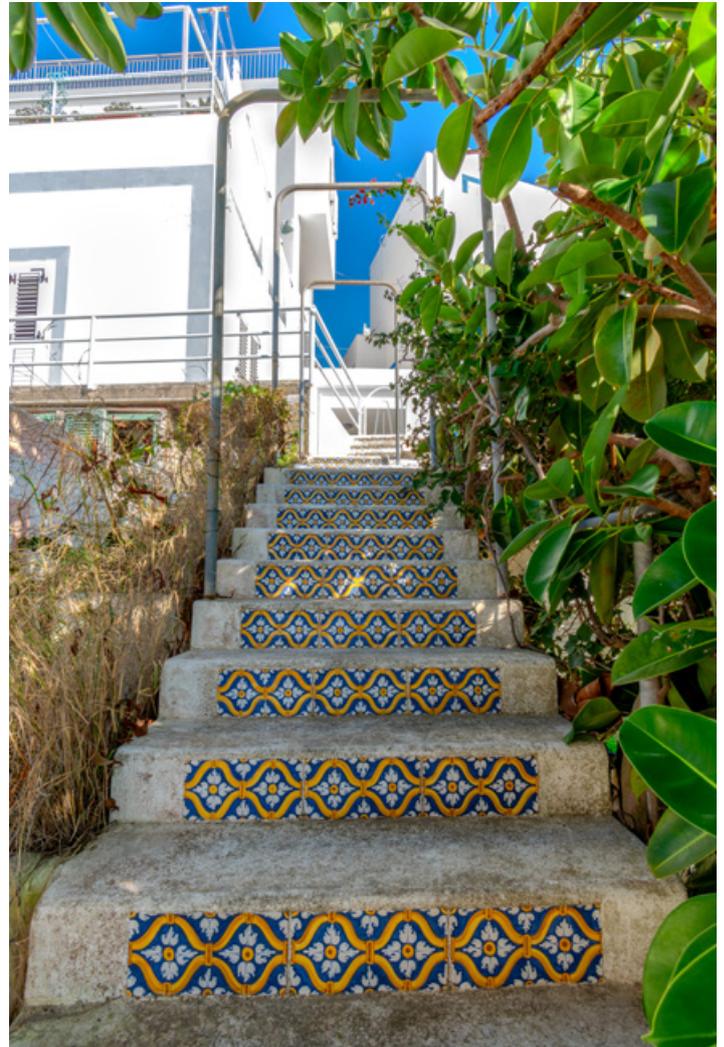
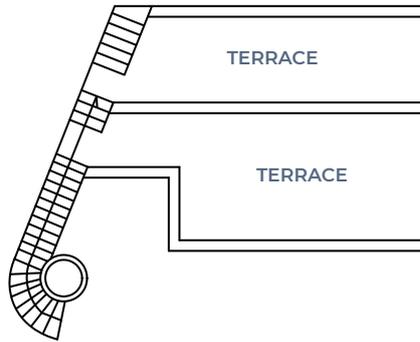








TERRACES

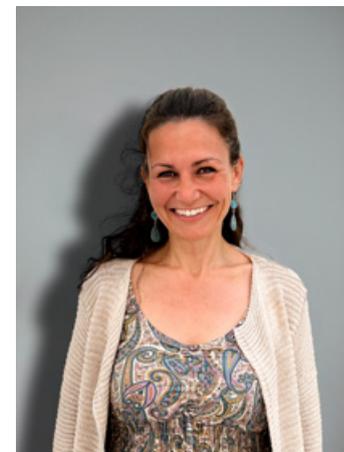












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