



EXPERIENCE  
THE MOST  
AUTHENTIC PONZA  
BETWEEN  
COMFORT AND  
SERENITY



**POUCHAIN**  
REAL ESTATE

## FINISHED APARTMENT WITH LARGE TERRACE AND PRIVATE PARKING SPACE

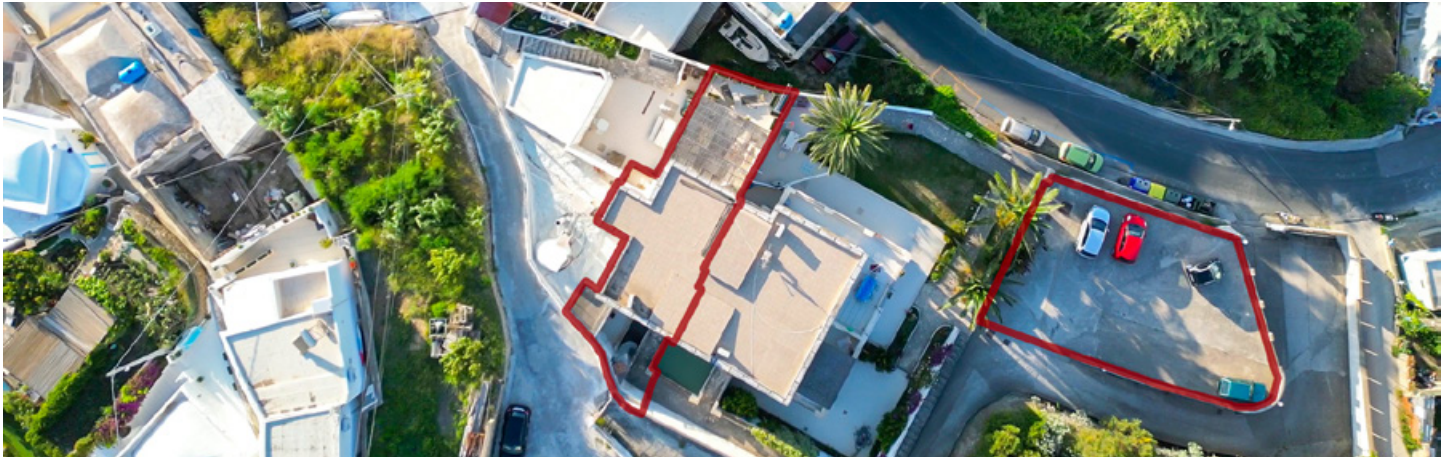
In the beautiful setting of the island of Ponza, we offer for sale a delightful apartment in Le Forna area, in a quiet and reserved location, very convenient and easily accessible, renovated with high quality finishes.

It is located on the second floor of a recently renovated building and covers a commercial area of about 65 square meters.

It consists of the entrance hall that opens onto a corridor that distributes to two bedrooms, one double and one single, two bathrooms with shower, a fully equipped semi-habitable kitchen, and a large living room with a glass window that opens onto the large terrace, extremely livable, of about 45 square meters with a view of the sea and green hills, furnished with brick seating and shaded, an ideal completion of the apartment, perfect for relaxing or outdoor dining, immersed in an oasis of peace and tranquility. In addition, one of the bedrooms and the kitchen give access to two smaller balconies.

The general condition of the property is excellent, it is equipped with a heat pump air conditioning system, aluminum double-glazed window frames and exterior shutters. Access to the property unit is convenient and meets the requirements of wheelchair accessibility. The property is completed by an uncovered assigned parking space in the condominium parking lot, a very rare feature on the island.

The location in which it is located is ideal, in fact the area known as Le Forna is a strategic point for the island of Ponza, a true corner of paradise, in which it is possible to rediscover the ancient traditions along with the natural beauty of the island, which can be easily reached on foot. The dwelling is close to all essential services, bars, restaurants, boat rentals for tours of the island, and in close proximity to the island's only beaches within walking distance, while being sheltered from mass tourism and maintaining its characteristic trait of authenticity and tranquility, an ideal starting point for discovering the charms of this wonderful piece of land in the middle of the Tyrrhenian Sea.





## PROPERTY DETAILS

### AREA

Le Forna, Ponza | Latina

### TYPE

Apartment

### PIANO

First floor

### ORIENTATION

N - W - S

### CONDITION

Excellent

### HEATING

Self-contained heat pump  
(hot/cold)

### ENERGETIC CLASS

F class

### CONDOMINIUM FEES

€ 0,00

### CADASTRAL CATEGORY

A/2

### CADASTRAL INCOME

€ 537,12



### GROSS SQM

House 63 sqm  
Terrace 44 sqm  
Balconies 7,60 sqm

### COMMERCIAL SQM

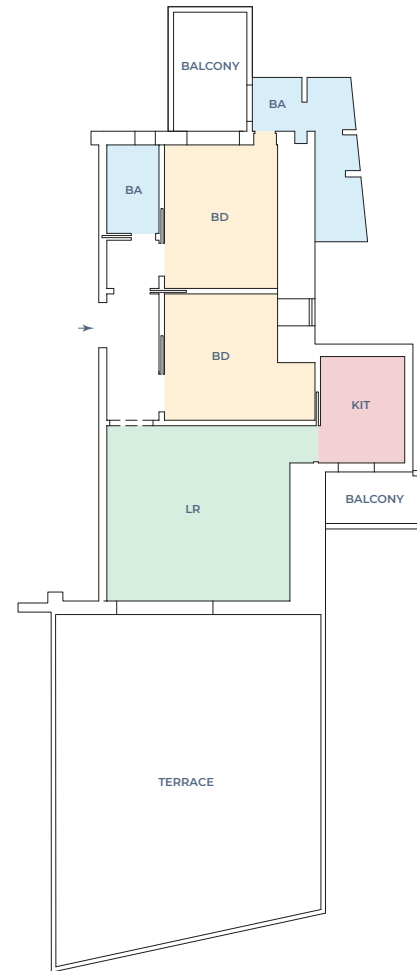
Total 79 sqm

PRICE € 320.000,00





## PLANIMETRY



### Legend

LR = living room  
KIT = kitchen  
BA = bathroom  
BD = bedroom









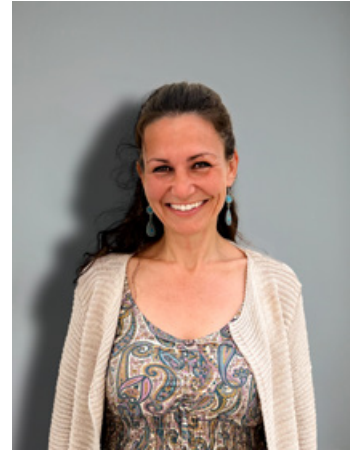












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