



A TRADITIONAL
PONZA 'DOME'
OVERLOOKING
THE SEA



POUCHAIN
REAL ESTATE

TRADITIONAL HOME IN LE FORNA WITH A GARDEN AND A UNIQUE VIEW

In the beautiful setting of the island of Ponza, we offer for sale a typical "Ponza dome" in the Le Fornia area. This independent residence spans approximately 110 square meters, set in a corner position and distributed over two levels. It includes a living room, two bedrooms, a kitchenette, a bathroom, two terraces, a balcony with a scenic sea view, an attached cave, and a panoramic garden of about 115 square meters.

The property is accessed via a staircase, leading to the two independent entrances of the building, one for each floor. On the ground floor, you enter through a paved terrace that is extremely livable, providing direct access to the spacious living area. Separated by a partition, this space also houses the kitchenette. The room is covered by a high dome and features two external views, with a window and a French door, both offering a splendid sea view. Adjacent to this area is a large hallway with a staircase leading to the bathroom and, continuing upwards, to the sleeping area on the first floor. Here, you'll find the first bedroom with a vaulted ceiling and another generously sized room, also characterized by the traditional dome ceiling. A French door in this room leads to the balcony, opening up to a breathtaking panoramic view of the surrounding landscape and the sea, allowing you to witness the marvelous sunset, given its particular orientation. On the opposite side of this space is the second entrance to the residential unit, accessible through a French door leading to an intimate terrace.

The property, which requires internal and external renovation work, features thermally broken aluminum window frames with double glazing but does not have a heating system. The property can also be used for tourist accommodation purposes, which can be quite lucrative on the island, either as a single apartment or as two independent residential units on the two levels, utilizing the separate entrances. In this regard, it is easy to add a second bathroom.

Furthermore, the presence of a panoramic garden of about 115 square meters, located a few steps from the house, adds considerable value

to this property. The property also includes a cave of approximately 17 square meters, dug into the ground and arranged on two levels, with an entrance from the access road to the house, near the entrance on the first floor.

The property is extremely bright, and its strengths undoubtedly lie in its location in the Le Fornia area, from which you can easily reach some of the most beautiful beaches on the entire island, including Cala Feola, Cala dell'Acqua, and Cala Fonte. It's also close to all necessary services. The unique private garden and the panoramic sea-facing exposure that characterizes the views are additional highlights, with a stunning vista of the sea and spectacular sunsets framed by the island of Palmarola to the west and Cala Fonte on the east side.





PROPERTY DETAILS

AREA

Ponza | Latina

TYPE

Detached house on two levels, two terraces, a cave, and a garden

FLOOR

Ground, first and basement

ORIENTATION

N - NW - S

CONDITION

To be renovated

HEATING

Absent

ENERGETIC CLASS

G class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/4 (Affordable Housing)
Vineyard

CADASTRAL INCOME

A/4 € 316.33

A/4 € 379.60

Vineyard r.d. € 1.00 - r.a. € 1.00



GROSS SQM

Ground floor 54 sqm

First floor 51 sqm

Balcony 3 sqm

Garden 114 sqm

Cave 18 sqm

COMMERCIAL SQM

Total 127 sqm

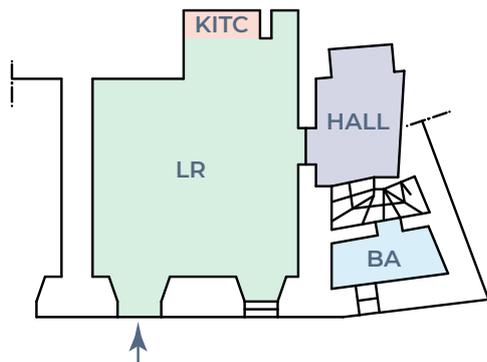
Garden 114 sqm



PRICE € 295.000,00



GROUND FLOOR



Legend

LR = living room
KITC = kitchen corner
BA = bathroom

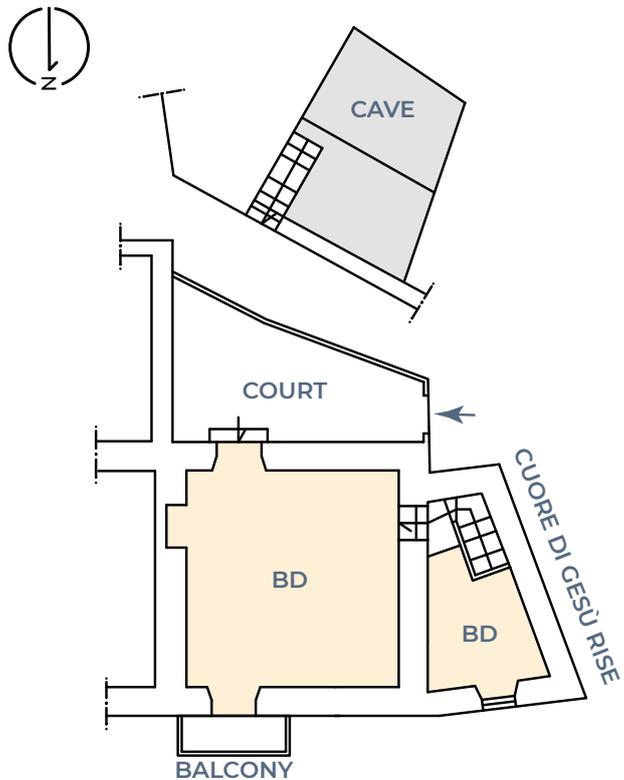








PRIMO PIANO



Legend

BD = bedroom





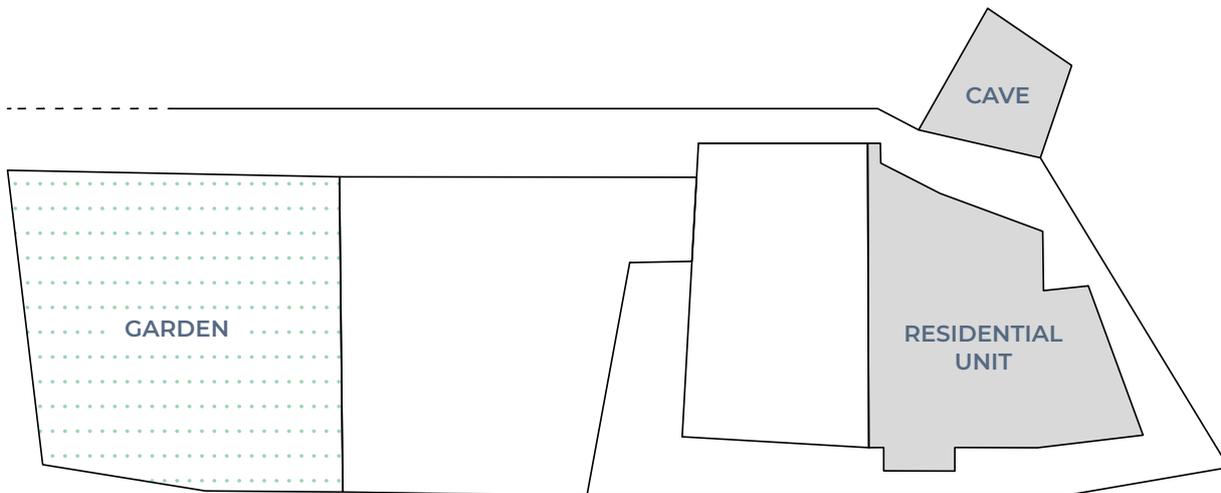






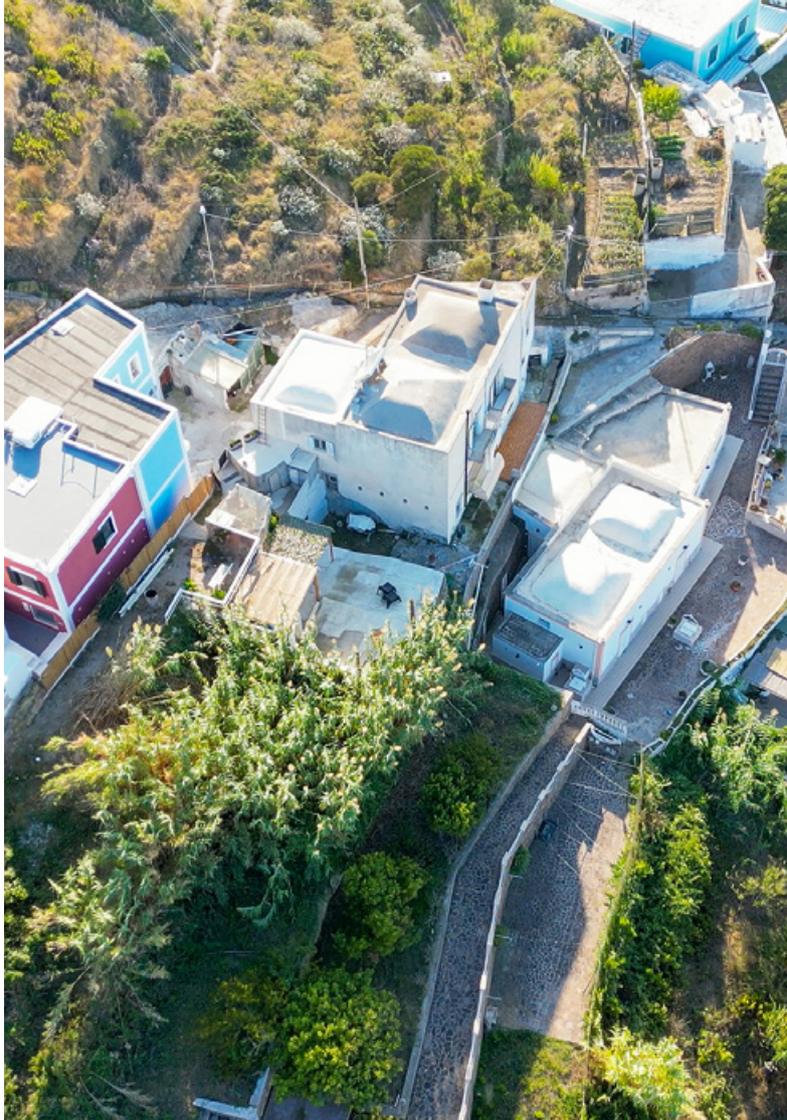


GARDEN





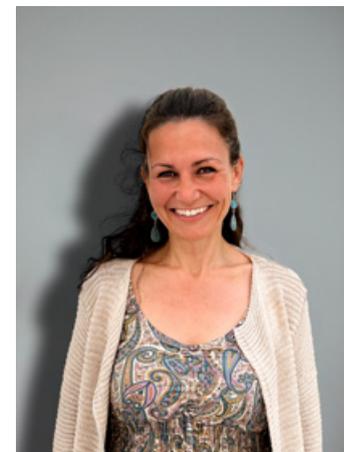












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