

## detached house for sale in **Boville Ernica**

**€ 39.000**

**Ref. AC99-2890**



**140 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8**

### Luffarelli House

Boville Ernica (Colle Piscioso) in a residential and hilly area we offer for sale a house with independent entrance of 140 square meters on 2 levels with adjoining garden, private garage and about 600 square meters of building land.

The property is in a good state of maintenance, spread over two levels and has a 360 degree and panoramic exposure that makes it very bright and airy.

It is composed on the ground floor of an entrance, a long corridor that connects different rooms including the living room with open kitchen and fireplace, cellar with fireplace, closet and garages with internal access.

On the first floor there are 2 bedrooms, a small bedroom / study, a bathroom and a balcony.

The roof is in excellent condition, the structure of the house is made of stone, the windows are made of wood with aluminum shutters, no heating system.

The land has a very interesting building index for the area, it is possible to either expand the existing structure or even move it and make it independent from all four sides.

Excellent investment

For further information and / or visits 3493400492 (Federico), For english speakers: 00393348094290 (Claudia)

## Certification

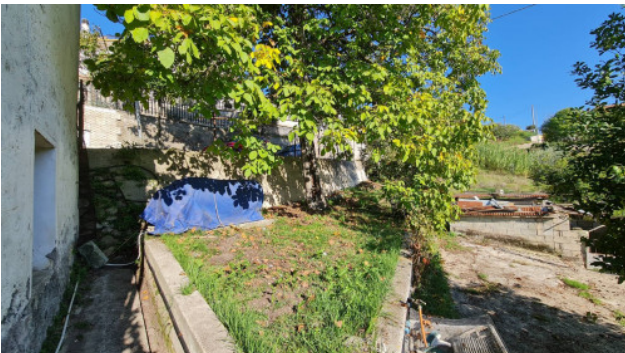
**Energy Class:** G

## Features

Code: AC99-2890	Reason: Sale
Categoria: detached house	Address: VIA COLLE PISCIOSO, 23
Zip Code: 3022	Municipality: Boville Ernica
Total Square Meters: 140 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 8
State of Preservation: Discreet	Level: On two-levels
Total Floor: 2	Heating: Heating
Age Construction: 1900	Balconies: Present, 5 sq.m.
Terrace: Present, 50 sq.m.	Garden: Private, 600 sq.m.
Kitchen: Regular Kitchen	Terrace : 50 □
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar : 20 □
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Aluminum Frames	Shutters

## Nearby

Football Fields	Bike Lanes
Playgrounds	Public Transport
Cafe	Post Offices







**Alfano Real Estate S.r.l.**

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