

## Apartment for sale in Fiuggi

€ 98.000

Ref. AC99-149-889



**120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

### "Germana House"

In the heart of Fiuggi, a renowned international spa town, an apartment comes to life that will captivate you at first sight. Located on the third and fourth floors of an elegant elevator-accessible building, this splendid two-level property combines comfort, light, and views that span the entire city.

The house has been completely renovated with new systems, tastefully furnished, and never lived in: a space ready to welcome new stories and new moments of life.

As soon as you enter, you are greeted by a bright eat-in kitchen, embellished by a panoramic view that opens up across Fiuggi, offering evocative scenes every day.

Next door, a spacious living room invites relaxation and conviviality, with direct access to a livable and furnished terrace, perfect for breakfasts in the sun or quiet evenings outdoors.

Completing the living area is a comfortable bathroom.

Going up to the upper level via an internal staircase you enter the sleeping area, a more intimate and cozy space.

Here you will find two bedrooms, one of which has a particularly panoramic view, where the light and view make every awakening special.

The floor is enriched by a large bathroom with shower and practical storage spaces and built-in wardrobes that ensure order and functionality.

The apartment is located in an elegant, well-kept, and quiet setting, strategically located halfway between Fiuggi Fonte

and the charming historic center, along Via Armando Diaz.

This property isn't just a home, it's an opportunity: perfect for experiencing the beauty of Fiuggi or investing in one of Italy's most popular spa towns.

Possibility of exchange.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** F

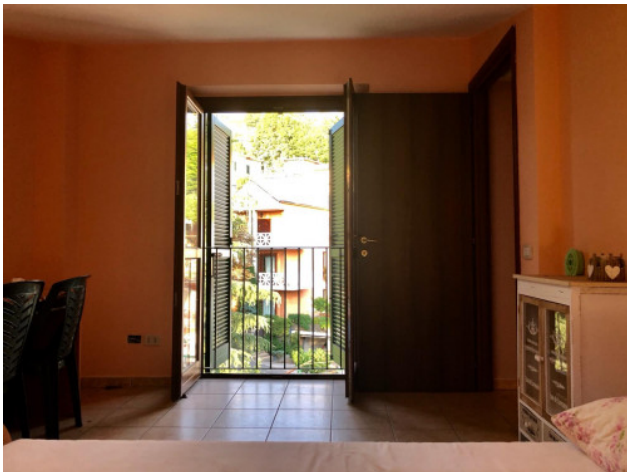
## Features

Code: AC99-149-889	Reason: Sale
Categoria: Apartment	Address: Via Armando Diaz, 100
Zip Code: 3014	Municipality: Fiuggi
Total Square Meters: 120 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 6
State of Preservation: Excellent	Level: 3
Total Floor: 4	Heating: Heating
Lift: Yes	Balconies: Present
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





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

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