

## detached house for sale in Sora

€ 89.000

Ref. AC99-149-1039



**260 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 13**

Sora (Via San Giuliano Sura) a few hundred meters from the city center, we offer for sale a detached house with a paved courtyard on two levels.

The property is divided into two apartments each with its own independent entrance: on the ground floor we find a large open space entrance with open kitchen and thermo fireplace, double living room, two bedrooms, a bathroom and a small courtyard. The year of construction of this first property is 1962 and part of the living area was registered after the project as room C/1 where there was a small grocery store. Its conversion back into an apartment is easily achievable given its origin from the project released by the Municipality.

In 1978 the building was expanded with a raised floor and the upper floor was created, currently in its raw state, but much larger than the ground floor. They are approximately 150 metres, composed as follows: entrance, staircase leading to the first floor, lounge, 3 bedrooms, kitchen, study, bathroom, two balconies and access to the attic of a further 150 metres.

Overall, the property is immediately habitable on the ground floor, to be finished on the upper floor. The roof is in excellent condition, there is a regular sewer connection, methane gas or thermo fireplace for heating, an electrical system to be updated and 360 degree exposure which makes it very bright and airy.

The driveway entrance is present and allows you to park up to 3 cars inside the building.

Excellent Investment.

For information or appointments 3493400492 / For Internationals Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1039	Reason: Sale
Categoria: detached house	Address: Via San Giuliano Sura
Zip Code: 3039	Municipality: Sora
Total Square Meters: 260 sq.m.	Bedrooms: 5
Bathrooms: 2	Rooms: 13
State of Preservation: Discreet	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1962
Balconies: Present, 10 sq.m.	Terrace: Present, 30 sq.m.
Kitchen: Regular Kitchen	Terrace : 30 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Telephone System	Shower
Wooden Window Frames	Shutters

## 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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