

## Apartment for sale in Frosinone

**€ 169.000**

**Ref. AC99-149-1513**



**137 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

### "Alessandra's House"

In Frosinone, in a quiet residential area and more precisely in Via Firenze, we offer for sale an interesting apartment that represents a unique opportunity for those looking for a spacious, bright and well-positioned residence in the city.

With a surface area of approximately 137 m<sup>2</sup>, the property is located on the first floor of a well-kept building, and is perfect for families who want a large and comfortable space.

Entering the apartment, you are greeted by a large entrance hall that opens onto the other rooms, offering a pleasant feeling of spaciousness.

The kitchen is habitable and well-organized, equipped with convenient access to a private terrace, ideal for enjoying moments of relaxation outdoors or for informal lunches during the nice days.

The living room, also very large and bright, represents the heart of the apartment, with abundant natural light entering through the windows, creating a welcoming and livable environment.

The three bedrooms are spacious and well distributed, two of which boast access to the balcony, a detail that provides additional light and ventilation in the rooms.

The two bathrooms, in good condition, are practical and well positioned to ensure comfort and privacy for the whole family.

The apartment is in good condition and does not require immediate work, ready to be inhabited immediately.

It is equipped with all the necessary utilities and an autonomous heating system, which allows for efficient management of

energy consumption.

An added value of this property is represented by the large garage of about 45 square meters located in the basement, which offers considerable space for parking cars or to use it as a storage room. In addition, the property has a small cellar, which represents an additional useful space for storing objects or as a small warehouse.

The location of the apartment is ideal for those who want to live in a convenient urban context, with all the main services and communication routes easily accessible.

Frosinone, with its rich history, services and surrounding natural beauty, is the perfect place for those seeking a balance between city life and tranquility.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1513	Reason: Sale
Categoria: Apartment	Address: Via Firenze, 63
Zip Code: 3100	Municipality: Frosinone
Total Square Meters: 137 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Good	Level: 1
Heating: Heating	Parking: Carport
Lift: Yes	Balconies: Present
Terrace: Present	Kitchen: Regular Kitchen
Box: Double, 42 sq.m.	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
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.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



