

Apartment for sale in Colfelice

€ 90.000

Ref. AC99-149-1581



180 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7

"Assumed House"

Located in the municipality of Colfelice, in a quiet residential area and more precisely in via Taglia IV, we offer for sale / rent an apartment in a two-family villa with large garden and accessories.

This solution represents an unmissable opportunity for those who wish to live in a peaceful environment surrounded by nature, without giving up modern comforts and proximity to the main communication routes.

Colfelice, located in the hills between the Liri River to the west and the Melfa River to the east, is a municipality born from the union of the two villages of Coldragone and Villafelice.

Its strategic position places it at the confluence of three ancient Roman roads: the Via Latina, the Pedemontana and the Vetularia.

Among the local attractions, the Piazza del Duca in the historic center and the municipal forest stand out, ideal for relaxing walks and moments of leisure in the open air.

The house, in excellent condition and ready to be inhabited, stands out for its generous size and the functionality of its spaces.

Upon entry, a large hallway welcomes guests, leading them to a spacious kitchen ideal for food lovers.

The bright living room, equipped with a fireplace, offers a warm and welcoming atmosphere, and opens onto a magnificent, very large terrace, from which you can admire a panoramic view of the surrounding valley.

The sleeping area includes two comfortable bedrooms, perfect for ensuring maximum rest.

Furthermore, there is an additional room that can be used as a study, ideal for smart working, or transformed into a third bedroom, depending on your needs.

The bathroom with shower completes the internal layout.

The property is equipped with all the necessary utilities for optimal comfort.

The heating system is guaranteed by the thermo-fireplace, with the alternative of a LPG system with radiators.

For summer days, the air conditioning ensures a cool and pleasant environment.

A private well is available for watering the lush garden, which surrounds the house, offering an ideal space for outdoor relaxation or gardening activities.

The property is completed by a convenient garage, which can also be used as a cellar, offering additional space for storage or to safely park your vehicle.

This property represents the perfect synthesis between modern comfort and rural charm, offering an ideal environment for both families and professionals seeking tranquility without straying too far from the main services.

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

Certification

Energy Class: G

Features

Code: AC99-149-1581	Reason: Sale
Categoria: Apartment	Address: Via Taglia IV, 7
Zip Code: 3030	Municipality: Colfelice
Total Square Meters: 180 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 7
State of Preservation: Excellent	Level: 2
Total Floor: 2	Heating: Heating
Parking: Carport	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	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







