

# typical historical house for sale in Esperia Monticelli

## € 78.000

### Ref. AC99-149-1613



**120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

#### House Alexandra

In Esperia in the hamlet of Monticelli, we are pleased to offer for sale a ground floor apartment with independent entrance, garden, terrace and cellar.

The property is located in a characteristic and historic stone building, a few steps from the main square, with a quadruple exposure that makes it very bright and airy. The apartment consists of an entrance hall, eat-in kitchen, dining room, three bedrooms and bathroom.

Just before the apartment, still on Via Rosmarino, we have a large exclusive and covered parking space for two cars, under which, with double access also from the pedestrian avenue, there is the 40 m2 cellar made up of a large room with autoclave, bathroom and 40 m2 terrace.

The garden is slightly detached from the property, about 20 meters away. It has a rectangular plan, partly used as a vegetable garden and partly as convivial and relaxation areas, with an adjoining rustic kitchen for the spring and summer periods and its total surface area is about 100 square meters all fenced.

Overall this apartment is habitable immediately, the floors are in excellent condition, with original cement tiles, the window frames are new, in aluminum with double glazing, mosquito nets and shutters, all the systems (water, electricity and methane gas) are connected to the house, but currently suspended as the property is not inhabited continuously.

Excellent investment, in the heart of the town, with panoramic and quiet exposure.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1613

Reason: Sale

Categoria: typical historical house

Address: Via Rosmarino

Zip Code: 3045

Municipality: Esperia

Zona: Monticelli

Total Square Meters: 120 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: Good

Level: Ground Floor

Total Floor: 2

Heating: Heating

Parking: Carport

Age Construction: 1900

Terrace: Present, 40 sq.m.

Garden: Private, 90 sq.m.

Kitchen: Regular Kitchen

Terrace : 40

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar : 40

Fastweb Coverage

Telephone System

Shower

Aluminum 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





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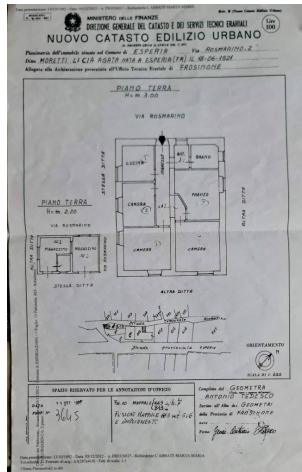
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