

## Apartment for sale in Colfelice

**€ 125.000**

**Ref. AC99-149-1628**



**90 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

### "Anna Maria House"

In Colfelice (FR), in Via Bernardo Belli, we offer for sale an interesting apartment on the mezzanine floor, located in a recently built semi-detached villa.

Colfelice is a municipality that combines the tranquility of the countryside with proximity to the main services and communication routes.

The strategic position allows you to easily reach places such as Roccasecca, Arce and Frosinone, offering a perfect balance between rural life and urban accessibility.

This housing solution, with a surface area of approximately 90 m<sup>2</sup>, represents an ideal opportunity for those seeking comfort, independence and a strategic position.

The apartment stands out for its brightness and functionality.

The entrance, protected by a large porch, leads to an open space that harmoniously combines the living room and the kitchenette, creating a welcoming and versatile environment.

The sleeping area includes two bedrooms: a double bedroom with direct access to a balcony, ideal for moments of relaxation in the open air, and a second bedroom, perfect for guests or as a study.

The bathroom with tub, practical and well finished, completes the sleeping area.

The property is in excellent condition and ready to be inhabited, thanks to the presence of all utilities, high quality fixtures and independent heating, which guarantees high living comfort.

Private access to the property with an exclusive courtyard ensures maximum privacy and independence.  
The property includes a large covered parking space of approximately 23 m2 in the basement, ideal for parking the car or as a storage space.

This apartment represents a unique opportunity for those who wish to live in a quiet setting, without giving up the convenience of services and the beauty of the Ciociaria landscape.

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

## Certification

**Energy Class:** F

## Features

Code: AC99-149-1628	Reason: Sale
Categoria: Apartment	Address: Via Bernardo Belli, snc
Zip Code: 3030	Municipality: Colfelice
Total Square Meters: 90 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Excellent	Level: Mezzanine
Heating: Heating	Parking: Carport
Balconies: Present	Kitchen: Kitchenette
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Aluminum 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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