

## detached house for sale in Colfelice

€ 140.000

Ref. AC99-149-1655



**330 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 12**

"Casa Lucia"

In Colfelice, on Via Quartora I, a quiet setting surrounded by nature, we offer for sale an attractive detached house with a garden and outbuildings.

This home is an unmissable opportunity for anyone looking for a spacious, well-structured, and immediately habitable home.

The property is spread over two levels of approximately 330 square meters, offering 12 rooms that guarantee large and bright spaces, ideal for large families or for those seeking a spacious and comfortable environment.

On the mezzanine floor, the house opens onto an eat-in kitchen with a fireplace, perfect for winter evenings and enjoying convivial moments.

The kitchen also has a balcony, from which you can enjoy the view of the surrounding garden.

Adjacent to the kitchen is a large, extremely bright living room, offering a welcoming and spacious environment for daily relaxation.

The ground floor also houses three bedrooms, all well-sized and equipped with windows that provide good natural light, and two comfortable and functional bathrooms.

Going down to the ground floor, we find other areas particularly suited to relaxation and conviviality.

Here there is a rustic kitchen with another large fireplace, which further enriches the warm and welcoming atmosphere.

The spacious and well-lit living room is perfect for relaxing and enjoying the tranquility of the area.

Additionally, the ground floor includes a study, ideal for those seeking a dedicated space for work or reading, and an additional bathroom that adds comfort and practicality to the home.

The property is completely fenced, ensuring privacy and security, and is surrounded by a beautiful paved courtyard, ideal for hosting outdoor events or simply relaxing.

Direct access leads to an iron gazebo, perfect for outdoor summer evenings, where you can enjoy the cool garden and breathtaking sunsets.

Furthermore, the house features a convenient shed, which can be used both as a garage and as a woodshed, offering plenty of space for parking and storing garden supplies or other household items.

This property is an excellent investment, as its features make it perfect both as a primary residence and as a country retreat, where you can enjoy the peace and quiet of the surrounding nature.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1655	Reason: Sale
Categoria: detached house	Address: Via Quartora I, 16
Municipality: Colfelice	Total Square Meters: 330 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 12	State of Preservation: Excellent
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Carport
Balconies: Present	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
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

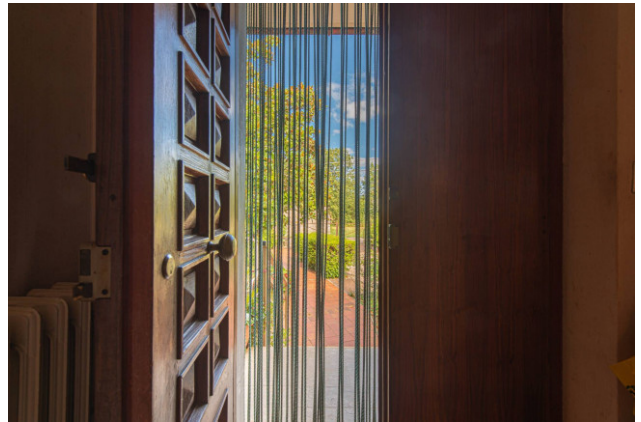
---

Post Offices

Shopping Centers

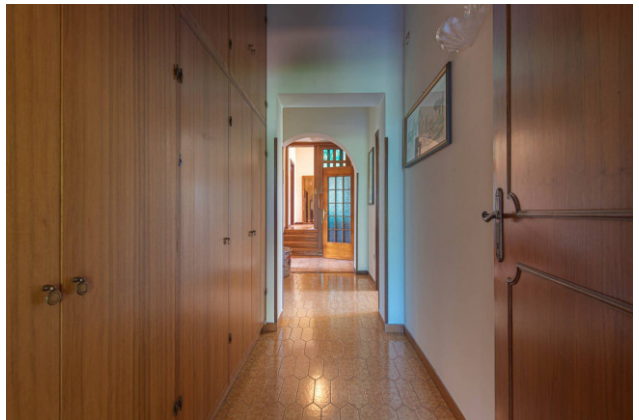
Municipal Offices

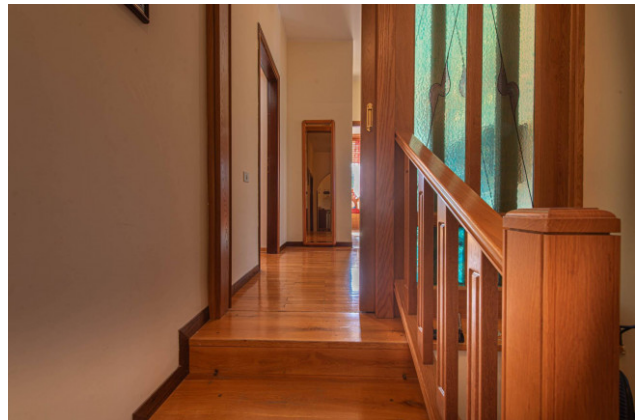




**Alfano Real Estate S.r.l.**

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





**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



**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









**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