

## whole building for sale in Colfelice

€ 57.000

Ref. AC99-149-1664



**121 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

### "Nadia's House"

In the heart of the province of Frosinone, in Colfelice, we offer for sale a welcoming and functional townhouse, ideal both as a primary residence and as a home for those seeking a peaceful retreat within walking distance of all amenities.

Colfelice, with its cobble streets and timeless charm, is a charming town easily accessible and well connected to Rome and Naples, making it easy to explore the beauty of the region and surrounding areas.

Here, life flows slowly and peacefully, far from the chaos of the city, but with all the comforts within easy reach.

The property in question is spread over three levels and is in fair general condition.

With little maintenance work, the house can be easily inhabited.

On the ground floor, we find a large living room with a fireplace, perfect for creating a warm and convivial atmosphere, which flows seamlessly into the practical and characterful built-in kitchen.

Still on the same level, taking advantage of the space under the stairs, we find a comfortable and functional service bathroom.

An internal marble staircase leads to the first floor, where the sleeping area consists of two large bedrooms.

One of the rooms has a private balcony overlooking the square, offering a pleasant view of the surrounding area.

The floor is served by a modern and practical bathroom with shower.

Going up to the second and top floor, we find a bright attic, a versatile space that can be used as a third bedroom, study, hobby room, or relaxation area.

The house has all utilities connected, is surrounded by a quiet and well-connected residential area, and offers outdoor parking.

This home represents the ideal solution for those looking for a comfortable home, with well-distributed spaces, in the main square of Colfelice and a few steps from the main services.

For information, call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1664

Reason: Sale

Categoria: whole building

Address: Piazza del Duca, 13

Zip Code: 3030

Municipality: Colfelice

Total Square Meters: 121 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 5

State of Preservation: Discreet

Level: Buildings

Total Floor: 3

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1960

Balconies: Present

Kitchen: Kitchenette

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Telephone System

Shower

Aluminum Frames

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

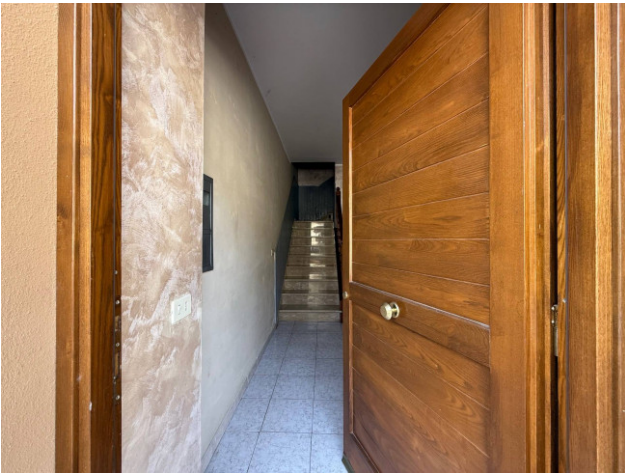
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





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

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



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