Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

Apartment for sale in Ficulle
€ 128.000
Ref. AC99-149-1793

101 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

"Bally House"
Nestled in the tranquility of the rolling Umbrian hills, within the exclusive Borgo Conventaccio di Ficulle, Casa Bally represents a perfect combination of traditional charm and contemporary comfort.
Located in a charming residential complex inspired by an authentic medieval village and built around an ancient 11th-century Templar fortress, the house offers a unique atmosphere, rich in history and charm.
Ficulle, in the province of Terni, is one of Umbria's most characteristic villages, appreciated for its historical heritage, pristine landscapes, and strategic location.
The Fabro exit of the A1 motorway is just a few minutes away, providing quick connections to Rome and Florence. Nearby Orvieto, with its magnificent cathedral and lively historic center, is about a 20-minute drive away.
The property stands out for its elegant stone and brick architecture with a tiled roof, perfectly integrated into the historical context of the village.
An elegant wrought iron gate leads to the lovely paved front garden, an ideal space for relaxing outdoors and enjoying the tranquility of the place.
Spread over two levels, the ground floor features a bright living area with a charming fireplace, perfect for creating a warm and cozy atmosphere during the winter months.
The living room, furnished with two comfortable sofas, has a TV with Internet connection and integrates harmoniously with the dining area, ideal for hosting up to four people.

The fully equipped kitchen is equipped with a fridge-freezer, oven, gas hob, dishwasher, and washing machine.
The floor is completed by a bathroom with shower and toilet.
A dramatic granite staircase with a wrought iron balustrade leads to the upper floor, where the sleeping area is located.
The air-conditioned master bedroom is an elegant and welcoming space, furnished with a queen-size bed and fine wooden furniture.
Adjacent to the bedroom is an intimate sitting room with a panoramic balcony, from which the gaze stretches across the pool, the Umbrian hills, and all the way to the skyline of Orvieto and its iconic cathedral, offering a panorama of rare beauty.
The second bathroom, meticulously finished, features a whirlpool tub, ideal for enjoying moments of pure relaxation, while the second bedroom, perfect as a guest room or children's bedroom, features a single bed and elegant wooden furnishings.
The house offers a magnificent view of the village pool directly from the living area balcony. The pool is easily accessible via a dedicated entrance, surrounded by greenery and reserved for village residents: a peaceful oasis where you can spend pleasant days during the summer.
This property is the ideal solution for those wishing to live or invest in a home with authentic character, immersed in the nature and history of Umbria, without sacrificing the convenience of major transport links and proximity to some of Central Italy's most fascinating destinations.
For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1793	Reason: Sale
Categoria: Apartment	Address: Borgo Conventaccio, 1
Zip Code: 5016	Municipality: Ficulle
Total Square Meters: 101 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single, 25 sq.m.
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Predisposition for Alarm	

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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