

Townhouse for sale in Ficulle

€ 245.000

Ref. AC99-149-1797



173 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

"Angela House"

In the heart of the charming Borgo Conventaccio, in the municipality of Ficulle, in the province of Terni, we offer for sale an elegant terraced house of approximately 173 square meters, completely renovated and ready to move into, where the charm of traditional Umbrian architecture blends harmoniously with the comfort and functionality of modern spaces.

Located in a characteristic residence immersed in the quiet of the Umbrian hills, this property represents the ideal solution both as a main residence and as a holiday home or investment, thanks to its strategic position which allows easy access to Orvieto, the A1 motorway and the main centres of Umbria, Tuscany and Lazio.

The villa has double access, both from the front and rear of the residence, offering practicality and comfort in every situation.

The main entrance is preceded by a large, fully cemented veranda, an ideal outdoor space for relaxing or hosting peaceful al fresco lunches and dinners.

Upon entering the home, you are greeted by a splendid open-plan living room, spacious and particularly bright, embellished with terracotta floors and magnificent exposed wooden beams that give the rooms a warm, elegant and authentic atmosphere.

The living area also features a functional open-plan kitchen that seamlessly integrates with the living room, and a distinctive fireplace, making the space even more welcoming in the winter.

A comfortable internal staircase leads to the first floor, dedicated to the main sleeping area.

Here we find a spacious double bedroom with direct access to a panoramic terrace overlooking the residence and the surrounding greenery, perfect for enjoying the tranquility of the village.

On the same level there is a large bathroom with window, complete with both a whirlpool tub and a shower, designed to ensure maximum comfort.

Continuing on the attic floor we find a second large bedroom and a further bathroom with a bathtub.

An important added value of the property is the possibility of accessing the attic floor not only via the internal staircase, but also through a separate external entrance, a feature that offers great versatility and makes it ideal for guests, family members, or for creating a private and independent space.

The property is in excellent condition, completely renovated, and ready to move into without the need for any work.

Each room has been enhanced while maintaining the charm of traditional Umbrian finishes, such as terracotta and wooden beams, without sacrificing modern comforts.

Another highlight of this property is the right to use the residence's splendid shared swimming pool, an exclusive feature that allows you to fully enjoy the summer season in a private setting, surrounded by the greenery and tranquility of the Umbrian countryside, making this property even more attractive both for personal use and as an investment for holiday rentals.

The property includes a convenient garage of approximately 24 square meters, included in the sale price, ideal as a parking space or storage space, as well as an uncovered parking space.

This villa represents a unique opportunity for those wishing to live or spend their free time in one of Umbria's most charming villages, surrounded by nature, history, and enchanting views, in a secluded setting yet perfectly connected to major services and major roads.

For information, call 0776566289 or +39 3348094290.

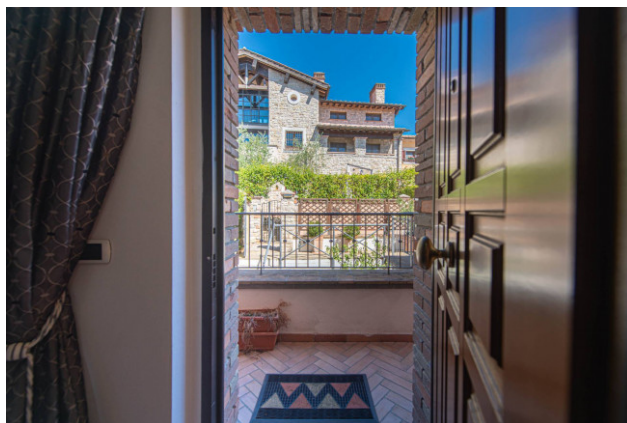
Features

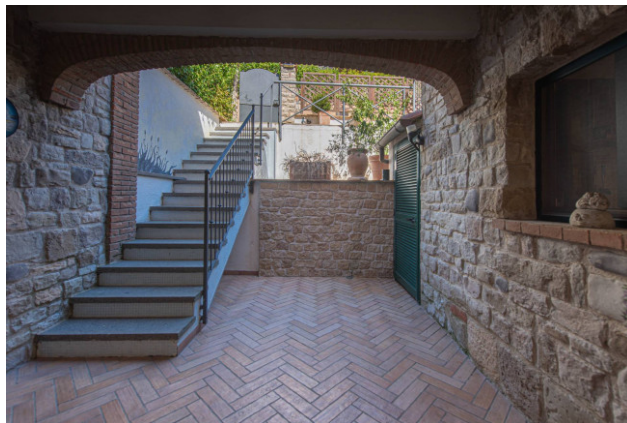
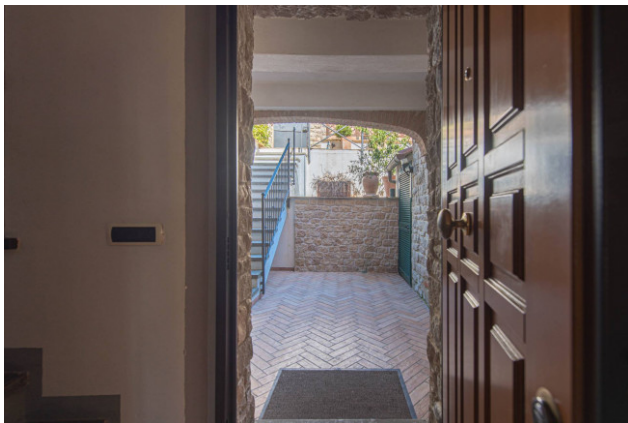
Code: AC99-149-1797	Reason: Sale
Categoria: Townhouse	Address: Borgo Conventaccio, 1
Zip Code: 5016	Municipality: Ficulle
Total Square Meters: 173 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 2007	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station

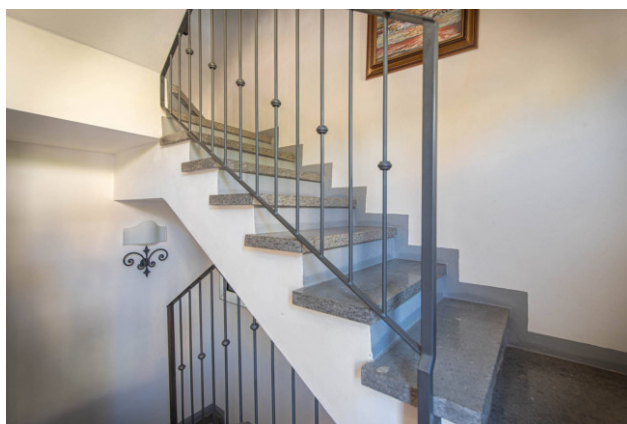
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





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

