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

detached house for sale in Colfelice

€ 208.000

Ref. AC99-149-1827



254 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 14

"House of Sauta" In Colfelice, on Via Sauta, we offer for sale an attractive two-level house of approximately 254 square meters. It features a unique feature that makes it particularly versatile and sought-after: two distinct and separate apartments. This property is ideal for those seeking to combine two families while maintaining their independence, or for those seeking a property with multiple uses. The property has a well-kept and welcoming appearance, surrounded by a fenced outdoor area that guarantees privacy and offers pleasant outdoor living spaces. The property, featuring balconies, terracotta finishes, and a pleasant architectural style, is spread over two levels, each of which houses a separate residential unit, allowing you to organize the spaces according to your needs. The interior spaces are distinguished by their brightness, generous surfaces, and a layout that offers various customization options. The large and welcoming living room is enhanced by a charming arched opening that creates continuity with the dining area, while the finishes, warm tones and details of the rooms contribute to giving a pleasant feeling of home. A truly remarkable added value is the large covered terrace, a particularly pleasant and livable outdoor space, ideal for hosting lunches and dinners with friends, enjoying a moment of relaxation, or simply spending time outdoors. An environment that, thanks to the roof, can be used in different seasons, becoming a natural extension of the living area. The garden and courtyard surrounding the villa complete a property designed for those who love open spaces, desire greater freedom, and don't want to give up the convenience of a detached home. The two separate apartments are undoubtedly the property's main selling point: a perfect solution for parents and children, for a family wishing to live close to each other while maintaining their independence, or for those wishing to purchase a single property with the option of using one of the two units as an

investment. The house is ready to move into immediately, a feature that allows you to move into your new home without having to undertake major renovations before you can enjoy it. The location also deserves attention. Colfelice, a small town in Ciociaria located in the Liri Valley, offers a peaceful setting and a leisurely pace of life, while maintaining convenient connections to the main towns in the area. The proximity to the Casilina State Road (SS6) allows for easy access to the surrounding areas and the main services, while the A1 motorway is accessible via the Ceprano toll booths, for those coming from Rome, and Pontecorvo, for those coming from Naples. There is also the Colfelice railway station, on the Roccasecca-Avezzano line. An interesting proposition for those looking for much more than just a home, but a solution capable of adapting to today's needs and tomorrow's plans. If you're looking for a home where space, tranquility, and comfort finally come together, this property is truly worth discovering. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1827	Reason: Sale
Categoria: detached house	Address: Via Sauta, snc
Zip Code: 3030	Municipality: Colfelice
Total Square Meters: 254 sq.m.	Bedrooms: 6
Bathrooms: 4	Rooms: 14
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Double	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	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

















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

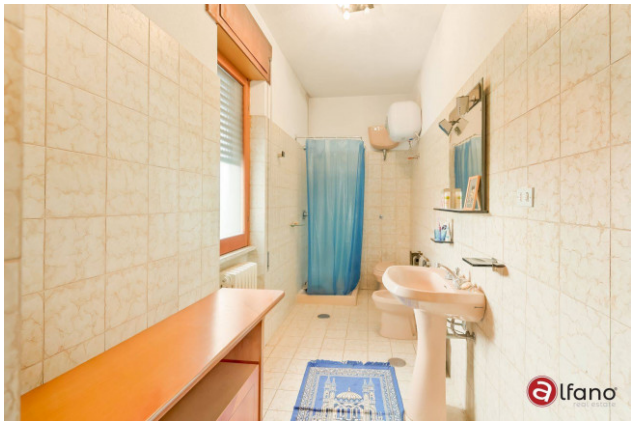
















Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - https://www.alfanorealestate.com/en
VAT 02679640603









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