

**detached house**  
**Cartiera Quarto**  
**€ 229.000**  
**Ref. AC99-149-1215**



**300 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 18**

**Romana house**

In Ferentino, 1 km from the motorway junction, we offer for sale a detached house spread over two levels with an exclusive courtyard, a 2000 m2 garden and an outbuilding.

The property is internally divided into two residential units, the first floor is accessed via a graceful concrete staircase, after which we find a small covered terrace that precedes the open space at the entrance consisting of a large living room, kitchen, dining room with fireplace, two double bedrooms, one of which with a private terrace of 30 m2, single bedroom and bathroom.

On the ground floor there is the second apartment, completely renovated a few years ago.

An imposing wooden porch of about 50 square meters precedes the entrance, we then find a lounge with pellet stove and second covered terrace, built-in kitchen, three bedrooms, one with en suite bathroom, utility room and second bathroom.

Externally in the perfectly flat garden, there is a second structure now used as a warehouse but regularly built of about 70 sq m which, once finished, can be used as a second home for guests with bedrooms, bathroom and rustic kitchen.

The entire external surface of the property has been excellently organized, around the main house there is a porphyry floor surrounded by this evergreen garden, a barbecue area, a relaxation area with benches also paved, a second driveway entrance with two covered parking spaces and the last green area dedicated to the vegetable garden where all the typical products of each season are grown annually.

The general conditions of the property are excellent, the fixtures are different between the two apartments due to the recent renovation

done on the ground floor but both in perfect condition, roof and electrical system in excellent condition.  
 Immediately habitable and close to all the main city services, perfectly connected between Rome and Naples.  
 Excellent investment.  
 For information or appointments 3493400492 - For international Clients 00393348094290

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Stazione, 144

**Zip Code:** 3013

**Bedrooms:** 6

**Bathrooms:** 4

**Rooms:** 18

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Carport

**Age Construction:** 1980

**Balconies:** Present, 4 sq.m

**Terrace:** Present, 30 sq.m

**Garden:** Private, 2.000 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace: 30 □

Tv Antenna: Autonomous

Porch: 50 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Shutters









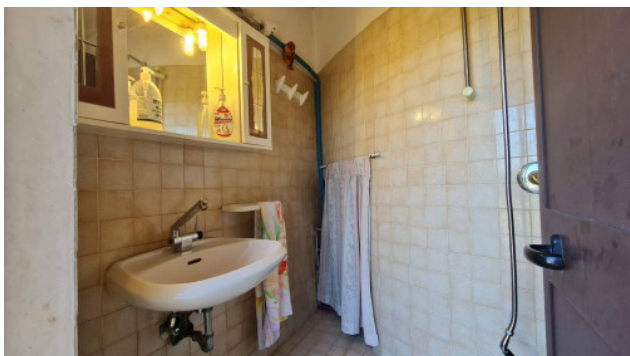




**Alfano Real Estate S.r.l.**

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