

# Villa

## € 390.000

### Ref. AC99-149-1289



**450 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 16**

#### Villa Coppotelli

Ferentino (Via Fontana Olente), a few steps from via Casilina, in a private setting surrounded by greenery, we offer for sale an elegant villa with garage and partially fenced private park of about 6000 square meters, perfectly flat, with two wells.

The property is in good condition, internally it is divided into three independent apartments, two habitable and one to be finished, as well as a storage area and cellar of about 100 square meters on the ground floor.

The apartments are similar to each other, on the ground floor the first consists of a double entrance, lounge, eat-in kitchen with fireplace, two bedrooms, bathroom and 50 m2 porch.

The marble staircase leads to the first floor, the second apartment consists of a double living room, open kitchen, two bedrooms, a bathroom and a 50 m2 level terrace mirroring the underlying porch.

The third apartment is still under construction, but once the work is completed it will also consist of an entrance hall, double living room with open kitchen, two bedrooms and a bathroom.

The structure of the property is in excellent condition, in the apartment on the ground floor the structure is in ancient stone, while the part of the cellars and on the first floor is in tuff blocks as is the roof. The windows are on the ground floor in double glazed aluminum while on the first floor they are in wood.

The large park contains numerous fruit trees and a beautiful olive grove, all flat. The two wells present guarantee an exclusive water supply, thus limiting the costs relating to the use of the classic municipal aqueduct, however present.

The Villa is sold almost fully furnished.

The electrical system is functional, but definitely needs updating, independent methane gas or wood heating.

For information or appointments 3493400492 - For international Clients 00393348094290

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Fontana Olente

**Zip Code:** 3013

**Bedrooms:** 6

**Bathrooms:** 3

**Rooms:** 16

**State of Preservation:** Good

**Level:** On two-levels

**Total Floor:** 2

**Age Construction:** 1985

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

**Terrace:** Present, 50 sq.m

**Garden:** Private, 1.500 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace: 60 □

Tv Antenna: Autonomous

Porch: 60 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 100 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Aluminum Frames

Shutters

## 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

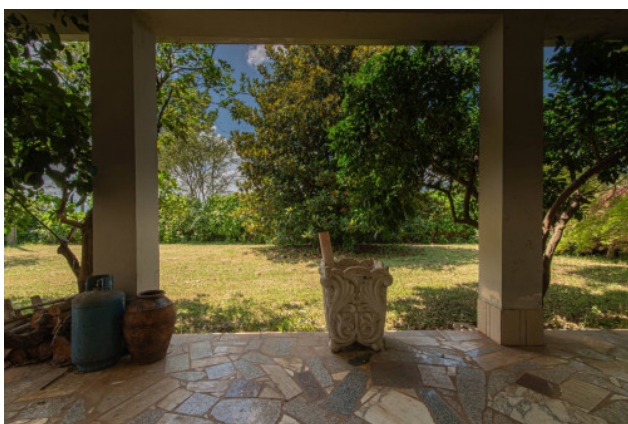




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