

**Apartment**  
**€ 185.000**  
**Ref. AC99-149-1365**



**194 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

"Giovanna's house"

In Pontecorvo, in Via Tre Fontane, in a quiet residential area and a few steps from all services, we offer for sale a modern and beautiful apartment.

The apartment is located on the second floor of a building of only two floors, for a total of four apartments.

This apartment of approximately 194 m2 will amaze you with its well-distributed spaces and its valuable details.

Upon entering, you will be greeted by a large living room entirely covered in parquet, enriched by a fireplace that creates a welcoming and romantic atmosphere.

A glass window elegantly and functionally separates the various living spaces, ensuring privacy and comfort.

The kitchen is habitable and offers ample space to make your favorite dishes.

Here you will also have the opportunity to enjoy a pleasant view from the balcony, perfect for enjoying an outdoor breakfast or sipping a coffee in the tranquility of the morning.

The sleeping area consists of three bedrooms, ideal for hosting your family or for creating spaces dedicated to your hobbies.

Three bathrooms complete this magnificent property, ensuring comfort and privacy for all family members.

Positioned to the south-east, the apartment enjoys exceptional brightness.

Furthermore, a terrace will allow you to enjoy pleasant moments in the open air, perhaps organizing dinners and lunches with friends and relatives.

The surprise of this property is the rustic kitchen on the ground floor, in perfect condition and very practical.

This space is ideal for carrying out creative activities or for using it as a hobby room, ensuring greater flexibility in space management.

Finally, you will be able to enjoy a small communal garden, where you can relax and recharge your batteries surrounded by greenery. For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Tre Fontane

**Zip Code:** 3037

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 8

**State of Preservation:** Excellent

**Level:** 2

**Total Floor:** 2

**Age Construction:** 2000

**Balconies:** Present

**Terrace:** Present

**Garden:** Common

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Aluminum Frames

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

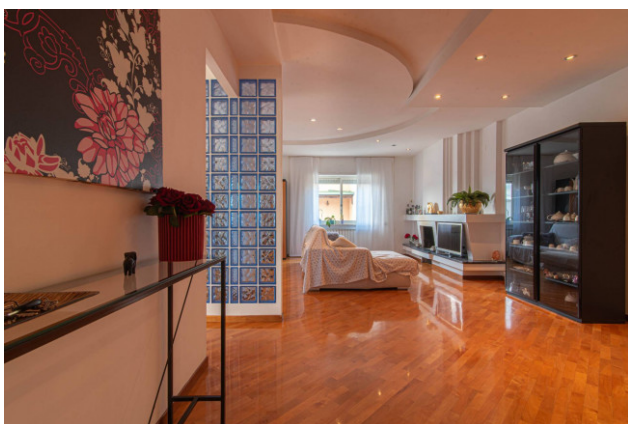
Cafe

Post Offices

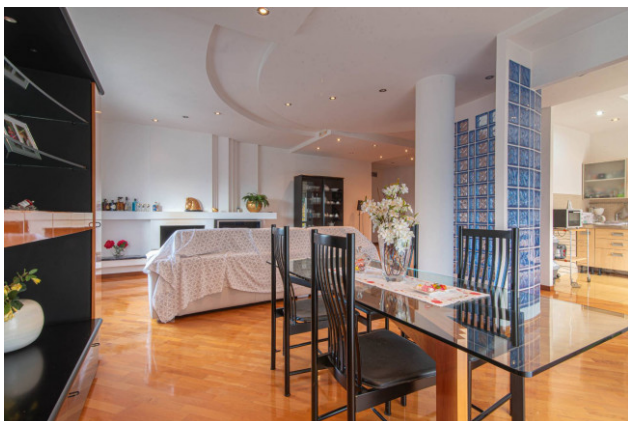
Shopping Centers

Municipal Offices

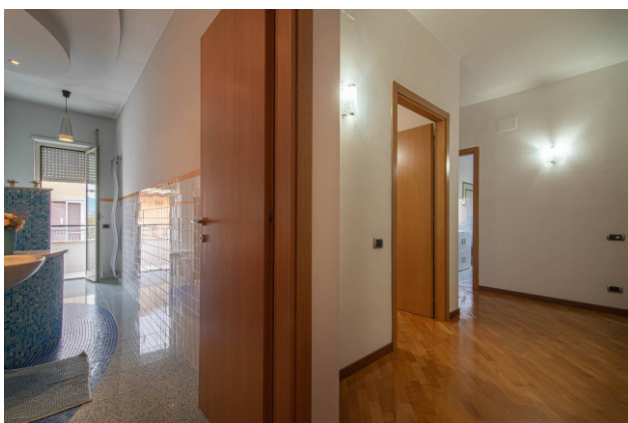








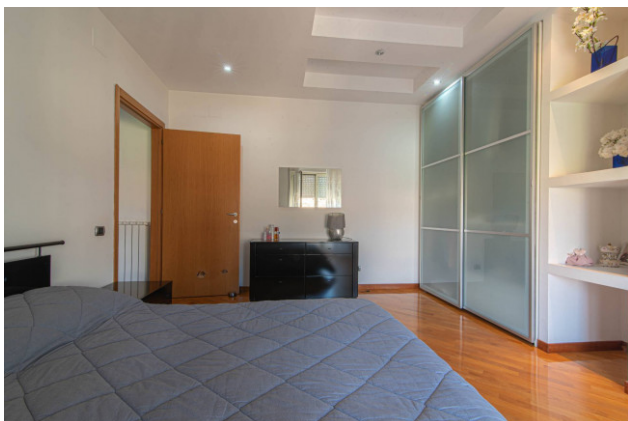














**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603