

## detached house

### € 130.000

### Ref. AC99-149-1421



**220 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9**

"Chiaia's house"

In Sant'Ambrogio sul Garigliano (FR), about 10 minutes from the "Terme di Suio", in Via Chiaia, we offer for sale a detached house with garden and accessories, perfect for those who want to live in a quiet environment surrounded by nature.

The house, of approximately 220 m2, is spread over two levels.

On the ground floor we find a welcoming porch where you can enjoy moments of relaxation in the open air, a kitchen perfect for preparing tasty dishes, two spacious bedrooms, a bathroom and a cellar for storing any objects.

On the first floor, however, there are two other bedrooms, one of which has access to a terrace of approximately 20 m2, perfect for enjoying a panoramic view and relaxing in the open air, and a further bathroom.

This house boasts excellent exposure which guarantees exceptional natural brightness in all rooms.

Furthermore, it is equipped with independent heating and hot/cold air conditioning to ensure maximum comfort in every season.

In the property there is also a thermo fireplace, to be reactivated, which adds a touch of warmth and intimacy to the rooms.

The house is completely fenced, thus offering privacy and security to its inhabitants.

This solution is ideal for those looking for an oasis of peace and tranquility just a few steps from nature.

For further information and/or site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

### Certification

**Energy Class:** G

## Property Informations

**Address:** Via Chiaia, 23

**Zip Code:** 3040

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 9

**State of Preservation:** Good

**Level:** On two-levels

**Age Construction:** 1974

**Balconies:** Present

**Terrace:** Present, 20 sq.m

**Garden:** Private

**Kitchen:** Regular Kitchen

## Features

Terrace: 20 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

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















