

detached house

Confidential Negotiation

Ref. AC99-149-1428



181 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

"Catia House"

In Colfelice (FR) in a residential area, in Via Taglia I, we offer for sale a detached house with garden and accessories.

The property is arranged on three levels, on the ground floor we find a large entrance hall, a kitchen with fireplace, a bright living room, a bedroom and a rustic kitchen in the rear part of the house, which adds a touch of tradition and rusticity to the environment .

Going up to the first floor via a comfortable internal marble staircase, you access two bedrooms and a bathroom.

On the third and top floor you can enjoy a large terrace with excellent exposure, ideal for relaxing in the open air and enjoying the panoramic view of the surrounding mountains.

The property has various accessories, including a large outbuilding, a warehouse and a cellar, which offer additional storage spaces and versatility.

With a large plot of approximately 3000 m2, the house also offers the possibility of creating gardens, vegetable patches or areas for outdoor enjoyment.

The utilities are all present, with independent heating, three wells for water supply and air conditioning to guarantee comfort in every season.

With two entrances, one for vehicles and one for cars, the house offers comfort and practicality even for parking.

This solution is a real opportunity for those looking for a spacious, well-maintained residence full of potential, in a quiet and residential location.

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

Certification

Energy Class: G

Property Informations

Address: Via Taglia I, 34

Zip Code: 3030

Bedrooms: 3

Bathrooms: 1

Rooms: 7

State of Preservation: Good

Level: Buildings

Total Floor: 3

Parking: Uncovered Parking

Balconies: Present

Terrace: Present, 20 sq.m

Garden: Private, 3.000 sq.m

Kitchen: Regular Kitchen

Box: Double, 44 sq.m

Features

Terrace: 20 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Shower

Wooden Window 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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