

Townhouse for sale in Guardea Frattuccia € 69.000 Ref. 81440



72 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

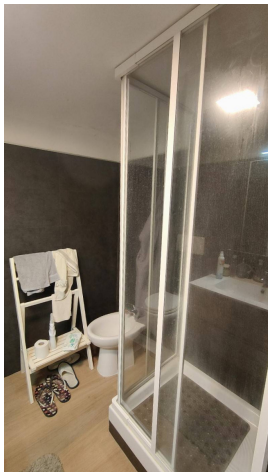
Located in the exclusive and private setting of Parco dei Cerri in the municipality of Guardea this semi-detached villa is immersed in a landscape of rare beauty where the tranquility of the Umbrian woods blends with exceptional logistics thanks to its strategic position about twenty kilometers from the E45 highway junction and its convenient proximity to Amelia and Orte. The property is currently in excellent overall condition offering well-maintained rooms that are ready for immediate occupancy starting from the entrance garden complete with a barbecue area which leads into a large living room with a fireplace and open-plan kitchenette where the functional layout is completed by a guest bathroom and a practical storage room on the ground floor. The sleeping area on the first floor houses two cozy bedrooms and a main bathroom with the exclusive advantage of direct access to a second private garden ensuring an additional outdoor relaxation space in total privacy making this home the ideal solution for a discerning clientele between 30 and 65 years old seeking an authentic and impeccable retreat perfectly integrated between nature and the main communication routes of Central Italy.

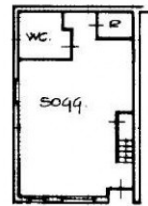
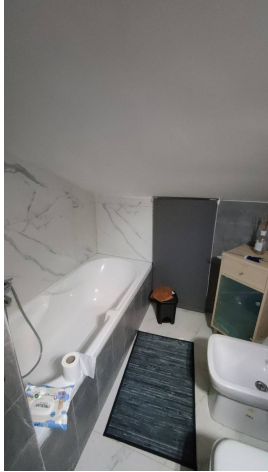
Certification

Energy Class: G

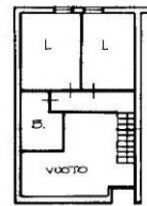
Features

Code: 81440	Reason: Sale
Categoria: Townhouse	Zip Code: 5022
Municipality: Guardea	Zona: Frattuccia
Total Square Meters: 72 sq.m.	: 71.00
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Excellent
: 1	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1982
Building Costs: € 50	Garden: Private
Kitchen: Exposed Kitchen	Tv Antenna
Fireplace	Wiring
Shower	Wooden Window Frames





PIANO TERRA
270



PIANO PRIMO # 270