

# Townhouse for sale in Graffignano

## € 115.000

### Ref. 99



**125 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

#### Charming Terraced House with Exclusive 700m2 Garden

If you're looking for independence without sacrificing comfort, this villa is the ideal solution. Situated in a quiet setting, the property stands out for its exceptional outdoor area and well-maintained interiors, ready to move into immediately.

The house is spread over several levels, offering an intelligent and functional distribution of spaces:

**Living Area:** The entrance opens onto a welcoming living room with kitchenette, the true heart of the home. The space is made unique by a state-of-the-art thermal fireplace, perfect for creating a cozy atmosphere on winter evenings and optimizing heating costs.

**Sleeping Area:** Consisting of two bright bedrooms, ideal for ensuring the right rest for a family or for those who need a private study.

**Amenities:** The house has two well-finished bathrooms, ensuring maximum convenience for all family members.

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**The Added Value:** The Tavern and the Garden

The real "strong point" of this proposal is the extra space:

**The Tavern:** A versatile space, ideal for convivial dinners, a relaxation area, or a hobby room, which adds invaluable value to the livability of the home.

**The 700-square-meter garden:** A rarity among townhouses. A private green space where you can host barbecues, let the

kids play safely, grow a vegetable garden, or even install a swimming pool.

Why choose it?

Ready to move into: No renovation work required.

Efficiency: Thermal fireplace for eco-sustainable comfort.

Outdoor Space: A generously sized garden that is hard to find in the city.

Note: The house is perfect for those seeking a peaceful retreat with large green spaces, without sacrificing security and proximity to amenities.

## Certification

**Energy Class:** G

## Features

Code: 99	Reason: Sale
Categoria: Townhouse	Municipality: Graffignano
Total Square Meters: 125 sq.m.	: 115.00
Bedrooms: 2	Bathrooms: 2
Rooms: 5	Closet
Fireplace	Air-Conditioned
Shower	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	





