

Apartment for sale in Giove

€ 75.000

Ref. 57428



78 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

Nestled in the serene and verdant countryside of Giove, yet incredibly convenient, we present a unique residential opportunity: an apartment in excellent condition, practically ready to move in. Its privileged location will guarantee you a splendid panoramic view that extends as far as the eye can see and exceptional brightness thanks to the perfect southwest exposure.

Convenience is unmatched: you're just a 5-minute drive from the A1 motorway exit and the Attigliano train station, with quick connections to Rome and Orvieto.

Located on the second floor of a characteristic country house, the apartment welcomes you with outdoor spaces designed for maximum enjoyment:

A generous 14.66 sq m covered loggia, a true outdoor living room where you can dine, read, or simply relax while admiring the landscape, protected from the elements. A practical 10.47 sq m enclosed balcony with a movable window provides additional and versatile space, perfect for enjoying the view in any season, perhaps as a small study or hobby area. Upon entering, you'll immediately be enveloped by the welcoming atmosphere of the spacious living room. Here, a warm fireplace invites you to cozy evenings, and French doors lead directly to a wonderful 11.85 sq m panoramic terrace, the ideal spot for breakfasts with a view or aperitifs at sunset. A functional and well-organized eat-in kitchen serves the living area.

The sleeping area is designed for rest, with three comfortable bedrooms and a well-finished bathroom.

But the benefits don't end there. This property is enriched by highly valuable appurtenances:

A spacious 16 sq m covered garage, an essential convenience for your car or extra storage. A vast 35 sq m cellar, perfect for wine, a pantry, or a hobby/storage space. Finally, a private, fenced 2,320 sq m plot of land, a true green treasure, boasts 29 olive trees producing quality oil and a variety of fruit trees, offering the opportunity to cultivate your passions or simply enjoy a vast outdoor space. This home represents the perfect balance between the peace of the countryside and the convenience of services and transportation. An unmissable opportunity for those seeking a peaceful life full of comforts, in a home that requires no maintenance.

Certification

Energy Class: G

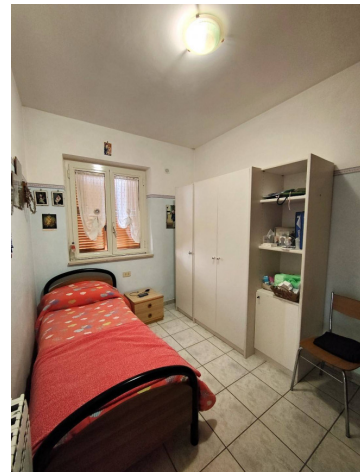
Features

Code: 57428	Reason: Sale
Categoria: Apartment	Municipality: Giove
Total Square Meters: 78 sq.m.	: 77.00
Bedrooms: 3	Bathrooms: 1
Rooms: 4	State of Preservation: Good
Level: 2	Heating: Heating
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Box: Single, 17 sq.m.
Tv Antenna	Tv SAT
Closet	Fireplace
Telephone System	Shower



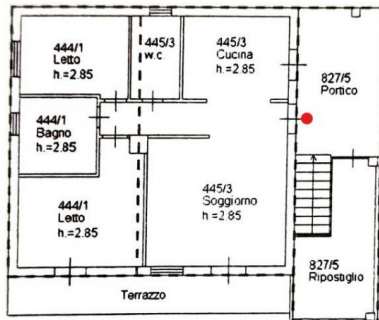
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PIANTA PIANO SECONDO



PIANTA PIANO TERRA

