

# Single House for sale in Deruta Sant'Angelo di Celle

**€ 79.000**  
**Ref. 82612**



**145 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

DERUTA, SANT'ANGELO DI CELLE AREA. In a quiet and well-connected area, we offer a detached house requiring renovation with its own land, currently classified as category B2. The main residence is on the first floor and comprises a large living room, kitchen with dining area, three double bedrooms, and a bathroom. An internal staircase leads to the attic, which could be converted into additional rooms or a convenient utility space.

On the ground floor, there are storage rooms and two commercial spaces with the possibility of changing the intended use, thus offering the possibility of creating additional storage rooms, garages, or accessory spaces according to your needs.

Thanks to its solid structure and large volumes, this home represents an excellent opportunity for those looking to customize the spaces and create a detached solution with a garden, perhaps with multiple residential units or a residence with a studio or workshop on the ground floor.

## Features

Code: 82612

Reason: Sale

Categoria: Single House

Municipality: Deruta

Zona: Sant'Angelo di Celle

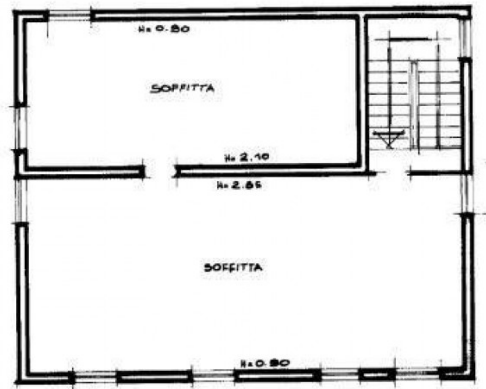
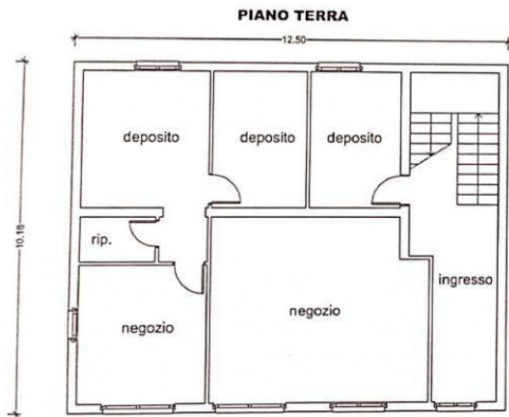
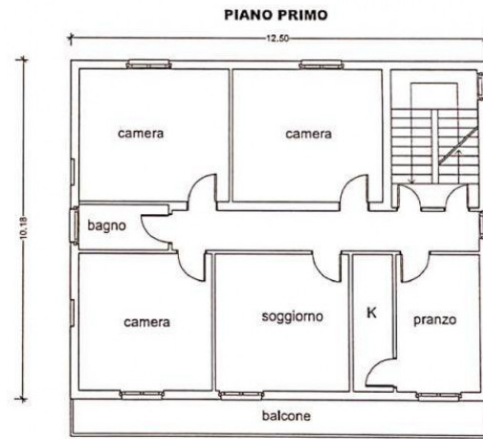
Total Square Meters: 145 sq.m.

Bedrooms: 3

Bathrooms: 1

Rooms: 4





Piano secondo