



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare  
Via Flaminia, 2 - 06049 Spoleto (PG)  
(+39) 0743 222987

# Independent house for sale in Cerreto di Spoleto

## Cerreto di Spoleto - Centro

€ 128.000

Ref. CBI057-315-30284



**140 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

In the enchanting heart of Cerreto di Spoleto, at the foot of the charming historic centre, stands an extraordinary independent residence with an outdoor space to be enjoyed. This unique home, made up of two easily connectable portions, exudes charm and history.

The main portion, subjected to careful restoration in the early 2000s, boasts approximately 90 square meters of timeless elegance. The precious materials, such as the terracotta floor and the chestnut window frames, give this residence a charming atmosphere and unparalleled comfort. Upon entering, you will be welcomed by an enchanting living room with fireplace and wooden beamed ceiling, flanked by a practical kitchen with a masonry worktop complete with every comfort and a second fireplace.

Climbing the wooden and iron staircase, two bedrooms and two frescoed bathrooms of refined elegance open up before you.

From the living area, access to an exclusive outdoor space, partly paved and partly garden, will give you breathtaking views completed by a storage room and an outdoor oven.

Reopening an existing door in the living room will lead you to the second portion, of approximately 25 m2, with a less recent renovation, including a bedroom and a bathroom.

On the floor below, a large and characteristic warehouse of approximately 25 m2 with exposed stone, accessible directly from the public road, offers additional space to satisfy every need, ideal for the construction of a garage and a cellar.

This beautifully maintained real estate gem, which will be sold partially furnished, can be easily reached by car, enjoying a panoramic, sun-kissed position. A unique opportunity to embrace the authentic lifestyle of Cerreto di Spoleto.

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## Certification

**Energy Class:** G

## Features

Property ID: CBI057-315-30284	Contract: Sale
Categoria: Independent house	Address: Cerreto di Spoleto
Municipality: Cerreto di Spoleto	Zona: Cerreto di Spoleto - Centro
Total sqm: 140 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 8
Internal condition: Excellent	Floor: On two-levels
Total floors: 3	Independent heating: Heating
Date of construction: 2004	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Kitchenette	

















