



# Indipendent house for sale in Modica Frigintini € 109.000 Ref. CBI163-2331-4884



**132 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Coldwell Banker Maxi real estate offers for sale in Modica, in the Frigintini area, a single house of 132 m2, exactly in via Calanchi.

The house immersed in the quiet Modican countryside is composed as follows: entrance, living room, dining room, kitchen, two bedrooms, bathroom, closet and terrace. Furthermore, various agricultural buildings, warehouses, clearing rooms and outdoor space are part of the sale. The property includes land of approximately 5000 m2.

Excellent solution for those who prefer to stay in the tranquility of the countryside, but at the same time just a few minutes from basic necessities. The solution is also suitable for micro-hospitality activities.

## Certification

**Energy Class: F**

**EPglnr: 120.70 kwh/□**



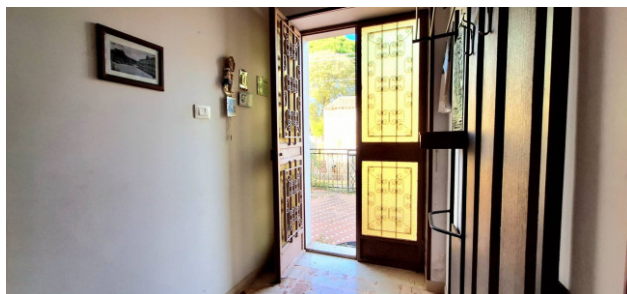
## Features

Property ID: CBI163-2331-4884	Contract: Sale
Categoria: Independent house	Address: Via Calanchi, 114
Zip Code: 97015	Municipality: Modica
Zona: Frigintini	Total sqm: 132 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 5	Internal condition: Good
Independent heating: Air-Conditioned	Date of construction: 1967
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for two cars

## Rooms

Ingresso	Sala/Soggiorno
Sala da pranzo	Cucina
Camera Matrimoniale	Camera da letto
Bagno	Balcone
Ripostiglio	Terrazzo
Magazzino	Locale Attrezzi
Altro	





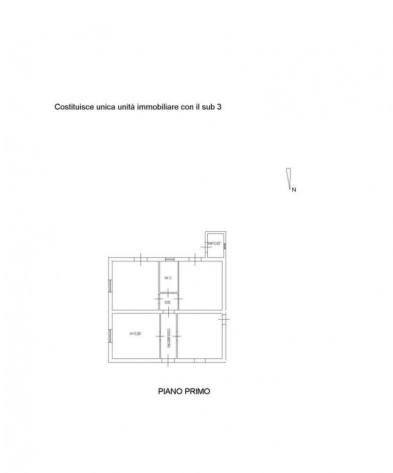












Costituisce unica unità immobiliare con il sub 4



Costituisce unica unità immobiliare con il sub 2



Costituisce unica unità immobiliare con il sub 1

