



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare  
Via Flaminia, 2 - 06049 Spoleto (PG)  
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## Independent house for sale in Ferentillo

Nicciano

€ 250.000

Ref. CBI057-316-30295



**180 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

In Ferentillo, in the Nicciano area, we offer for sale a single house on two levels, recently renovated and in an excellent state of conservation with approximately one hectare of land.

The property is currently free upon deed and ready to be inhabited.

On the ground floor there is a large and bright living room, a fully furnished eat-in kitchen, a double bedroom, a small bedroom and a bathroom.

Going up to the upper floor, via a comfortable internal staircase, you enter the sleeping area consisting of a bedroom, a study and a further bathroom with bathtub.

The entire house is equipped with an independent heating system with radiators or radiant panels, powered by LPG, while the fixtures

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and windows are made of wood with double glazing to guarantee excellent thermal and acoustic insulation.

Furthermore, the house has a private garden and surrounding land, perfect for those who love nature and want to grow a vegetable garden, a garden or a panoramic swimming pool overlooking the Valnerina.

The property also has a large warehouse, useful for storing tools and bulky objects.

The property presents itself as an ideal solution for those who want a detached house, in a quiet and private area, but at the same time close to services and the main road connections.

Perfect for large families or for those who love large, bright spaces, this house represents a unique opportunity for those who want to move to a characteristic area.

## Certification

**Energy Class:** E

**EPglnr:** 104.85 kwh/□

## Features

Property ID: CBI057-316-30295

Contract: Sale

Categoria: Independent house

Municipality: Ferentillo

Zona: Nicciano

Total sqm: 180 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 6

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 2015

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 9.000 sq.m.

Kitchen: Regular Kitchen



















