



## Single House for sale in Vittoria

**€ 50.000**

**Ref. CBI163-2406-5154**



**70 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Coldwell Banker Maxi/RE offers for sale a charming single house of approximately 70 m2 located in via Gaeta in the municipality of Vittoria. The house is arranged on a single floor with relative attic.

The property has been completely renovated and is in a good state of conservation. It has an entrance onto a corridor, which leads to the two bedrooms and a spacious kitchen-dining room. There is also a bathroom complete with tub and shower and a comfortable and large covered outdoor area, perfect for spending moments of relaxation. In the corridor, via a ceiling hatch, you access the attic, an excellent space to use as a storage room.

The house is equipped with a new electrical and plumbing system with related certifications. Furthermore, the wooden roof and attic have been completely renovated and it is possible, mainly in the kitchen-dining room, to exploit the height of the ceiling to create a mezzanine.

The property is located in a strategic position, in the historic center and a few steps from all services and the city nightlife.

This single house is the ideal solution for those looking for a convenient and comfortable space, in a quiet and well-served context.

Contact me to arrange a visit and discover all the details of this fantastic real estate opportunity in Vittoria.

Immediate availability, free upon deed.



## Certification

**Energy Class:** G

**EPglnr:** 180.00 kwh/□

## Features

Property ID: CBI163-2406-5154

Contract: Sale

Categoria: Single House

Address: Via Gaeta, 55

Zip Code: 97019

Municipality: Vittoria

Total sqm: 70 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 4

Internal condition: Restored

Floor: Ground Floor

Total floors: 1

No architectural barriers: Yes

Date of construction: 1953

Current Status: Available after the deed of sale

Garden: Private

Sea distance: 14.000 meter

Kitchen: Regular Kitchen







