

**for sale in Roccastrada  
Sassofortino  
€ 199.000  
Ref. 1421**



**130 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5**

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL GIVE ALL THE NECESSARY INFORMATION.

Beautiful detached house on four sides of about 130 square meters located in the picturesque village of Sassofortino in the municipality of Roccastrada, it is composed on the ground floor of an entrance hall, kitchen, living room, two double bedrooms, single bedroom, bathroom with shower;

in the basement garage of 30 sq m and garden of about 150 sq m where it is possible to park two cars comfortably.

The house has a methane-powered heating system, is connected to the Fiora municipal aqueduct and is in good maintenance conditions.

## **Certification**

**Energy Class: G**

## Features

|                                    |                            |
|------------------------------------|----------------------------|
| Code: 1421                         | Reason: Sale               |
| Address: Strada Provinciale Meleta | Zip Code: 58036            |
| Municipality: Roccastrada          | Zona: Sassofortino         |
| Total Square Meters: 130 sq.m.     | Bedrooms: 3                |
| Bathrooms: 1                       | Rooms: 5                   |
| State of Preservation: Good        | : 2                        |
| Level: On two-levels               | Total Floor: 2             |
| Heating: Heating                   | Parking: Uncovered Parking |
| Current Status: Free to the deed   | Terrace: Present           |
| Garden: Private, 150 sq.m.         | Kitchen: Regular Kitchen   |
| Box: Double                        | Terrace                    |
| Tv Antenna : Autonomous            | Closet                     |
| ADSL Coverage                      | Telephone System           |
| Wiring : By Law                    | Shower                     |
| Wooden Window Frames               | Shutters                   |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |



