



COLDWELL BANKER
MAXI REAL ESTATE

Coldwell Banker Maxi Real Estate
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Indipendent house for Sell in Comiso

📍 via Fenice, Ragusa, 97013 (RG)

122.000€



Contact info



Coldwell Banker Maxi Real Estate

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Description

Coldwell Banker offers for sale an entire building of approximately 200 square meters, complete with two convenient garages, located on Via Fenice with a second entrance on Via Calabria, in the heart of the municipality of Comiso. The property, spread over three levels, is ideal both as a single-family home and as an investment, thanks to its two entrances that allow it to be divided into two independent apartments.

The raised ground floor, measuring approximately 90 square meters, features a bright living room, a spacious storage room, a bathroom, a double bedroom, a single bedroom, and a large bedroom with a private bathroom. A practical laundry room completes the floor.

The first floor features a spacious living area with a kitchen and laundry room, opening onto a practical veranda covered by a characteristic wooden canopy, ideal for enjoying pleasant outdoor moments in any season. On the same level are a spacious living/dining room with access to a small terrace and a large multipurpose room, perfect as a study, hobby room, or bedroom.

The second floor comprises a large room overlooking a small terrace and a bathroom. The same floor also features a large panoramic terrace, accessible from a separate entrance, offering a stunning view of the city of Comiso.

The property includes two garages, measuring 21 m2 and 44 m2 respectively, both with a bathroom and connected internally to the building, offering practicality and ample space for parking, storage, or any additional uses.

The property's unobstructed exposure ensures particularly bright and airy rooms. All rooms have balconies, while the first and second floors feature terraces that expand the outdoor space and further enhance the home's livability.

The building is in habitable condition, but with some modernization and redevelopment work, its potential would be further enhanced.

The property is located in a strategic and central location, a few steps from Piazza Majorana, in the immediate vicinity of schools, municipal offices, the bus station and all the main services.

The property is free upon deed and available immediately.

Contact me for more information or to book a viewing. I'll be happy to help you discover this exciting property and illustrate its full potential.

Details



Property ID: CBI163-2406-6871



Surface: 200.00 m²



Rooms: 10



Bathrooms: 3



Energy Class: G EP glnr: 180.00 kwh/m²



Bedrooms: 4

Property Features



Floor: Multi-story



Conservation status: To be cleaned



Current condition: Free upon deed



Surface: 200.00 m²



Rooms: 10



Bedrooms: 4



Bathrooms: 3



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garage: Double



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Playgrounds



Train Station



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Municipal Offices / Town Halls

Images











