

detached house for sale in Arpino

€ 69.000

Ref. AC99-2920



117 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6

"Montenero House"

In the heart of the Ciociaria countryside, along the scenic road connecting Arpino to Santopadre, we offer for sale a characteristic, fully renovated detached house, ideal for those seeking a quiet and private setting without sacrificing the convenience of essential amenities.

The house is located about a kilometer from the town of Vignepiane, in a sunny location surrounded by greenery, perfect both as a primary residence or as a leisure home.

The property is spread over two levels with a total surface area of approximately 117 m2 and is surrounded at the rear by a plot of land of approximately 2,600 m2 which guarantees privacy, space and numerous possibilities for use.

On the ground floor, there is a welcoming kitchen with a fireplace and wood-burning oven, a warm and convivial atmosphere that recalls the tradition of the local country houses, a large, bright living room, a very spacious modern bathroom with shower, a hallway currently used as a laundry area, and a double bedroom.

On the upper floor, accessed via an internal marble staircase, there are two spacious double bedrooms, both well-lit and with open views of the surrounding greenery as well as a small balcony.

Opposite the house there is also an annex of approximately 101 m2 consisting of three rustic rooms, included in the sale price, a particularly versatile structure that can be used as a storage room, or an outbuilding.

The house also features a large outdoor courtyard adjacent to the entrance, perfect for enjoying the outdoors during the summer, while the land behind it offers the possibility of creating a garden, a relaxation area, or a small private vegetable

garden.

The property is sold fully furnished.

Arpino is one of the most fascinating historic villages in the province of Frosinone, known for its ancient origins, its medieval historic center, and for being the birthplace of Cicero.

The town offers all the main services, schools, shops, restaurants and commercial activities, while maintaining the authentic and peaceful atmosphere typical of the villages of the Liri Valley.

The location of the property allows you to easily reach the centre of Arpino and nearby towns such as Sora, Isola del Liri and Santopadre.

From a transportation perspective, the property enjoys a strategic location: the Sora-Ferentino highway allows quick connections to the A1 Rome-Naples motorway, making both Rome and Naples easily accessible.

The nearest train station is Sora, which has connections to the main towns in the area.

The area is also popular for its proximity to nature trails, green spaces, and cultural itineraries, making it ideal for those seeking a residence immersed in nature yet well connected to the main urban centers of Ciociaria.

For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-2920	Reason: Sale
Categoria: detached house	Address: Via Montenero, 38
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 117 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 6
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Garden: Private, 2.600 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

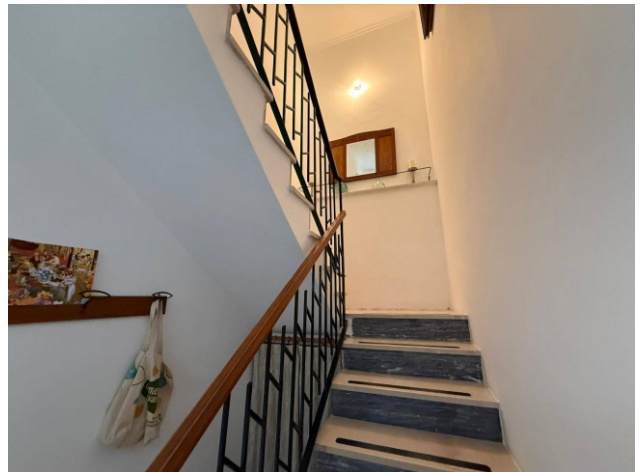
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe

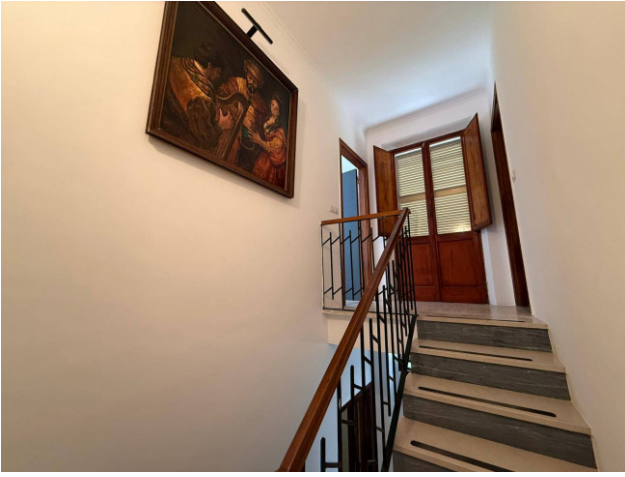
Post Offices

Shopping Centers

Municipal Offices







Alfano Real Estate S.r.l.

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