Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

historic residence for sale in Arpino

€ 109.000

Ref. AC99-149-1107



500 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 18

Paula Palace
Arpino (Via Maiura) in the heart of the historic center of the city of Cicerone, we offer for sale an important historic building on 4 levels with three entrances and panoramic and sunny exposure.
The building retains its original stone structure, while the floors of the various floors and the roof have been completely redone.
The building is distributed over 4 levels, at the entrance there is a landing which is part of this splendid marble staircase that connects the various floors. From the entrance floor you go down a few steps to access the two cellars, both still paved with the original terracotta, with splendid stone walls with load-bearing arches, today used as a storage room or as a laundry area with boiler and washing machine. Going up to the first floor there are two doors, one for the 150 sqm apartment consisting of large entrance hall, double living room with open kitchen and fireplace, two bedrooms, bathroom, the other door leads to a further cellar, consisting of two large rooms with stone floors and independent entrance.
On the second floor there is a smaller but completely renovated apartment of about 100 square meters currently leased with a regular 4 + 4 contract with the first expiry in March 2022, comprising entrance hall, kitchen, dining room, double bedroom, single bedroom, bathroom. On the third and last floor there is the most characteristic apartment of the building, still in its raw state, consisting of three large rooms of about 50 square meters each for a total of 150 square meters completely open space with fireplace and ceilings over 4 meters high. . This property lends itself to multiple uses, both as a residence in a historic building, and as a high-income investment (holiday home or B&B).

Overall, the property is in a good state of maintenance, structurally in perfect condition, the fixtures are the original wooden ones, electrical system functioning but to be updated, methane gas, armored doors.
The unique feature that you do not expect is certainly the exposure, in the historic center it is always difficult to have an open, panoramic and sunny view, but in this building you can enjoy a constant brightness, overlooking the Ladislao Castle of Arpino and all the countryside and hills that characterize the local landscape.
Excellent Investment.
For information or appointments 3493400492 (Federico) - For International Clients 00393348094290 (Claudia)

Certification

Energy Class: G

Features

Code: AC99-149-1107	Reason: Sale
Categoria: historic residence	Address: Via Maiura
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 500 sq.m.	Bedrooms: 5
Bathrooms: 2	Rooms: 18
State of Preservation: Good	Level: Buildings
Total Floor: 4	Heating: Heating
Age Construction: 1500	Balconies: Present
Kitchen: Exposed Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 100 □
Fastweb Coverage	Fireplace
Telephone System	Shower
Wooden Window Frames	Shutters

Nearby

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

















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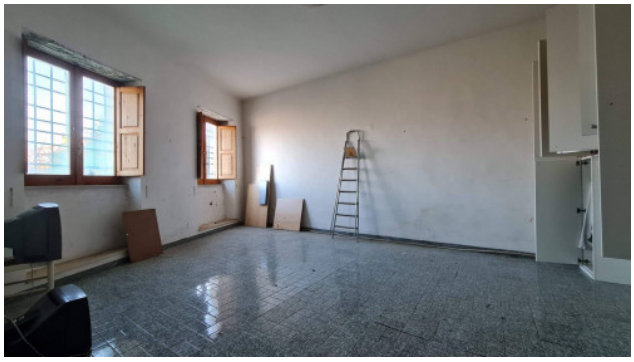
















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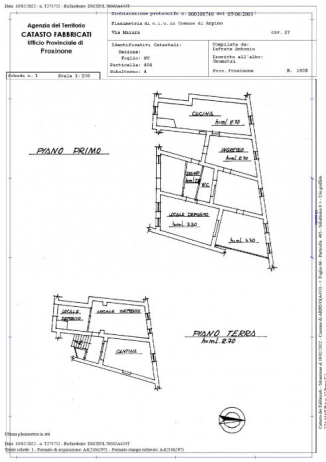


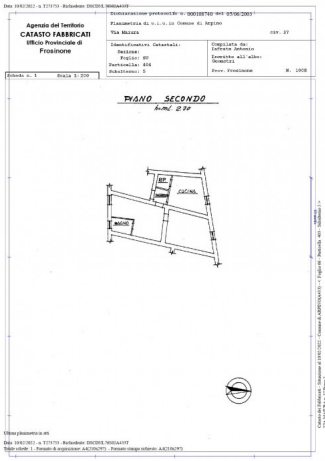




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