

## typical historical house for sale in Arce

€ 26.000

Ref. AC99-149-1386



**180 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 10**

### Casa Maria Rosaria

In the heart of the historic center of Arce, between the ancient paved streets and the picturesque little squares, we are pleased to offer two stone houses adjacent to each other, both in need of renovation.

The properties date back to the early twentieth century, a larger house is about 140 m2 and is spread over three levels with a small, very suggestive garden of 20 m2, while the other house is about 40 m2 divided into two large rooms, one on the ground floor and one on the first floor.

The first property has a stone structure, while the floors and roof have been redone and are in excellent condition. Internally, however, the house requires a complete renovation, both from the point of view of the systems (the heating system is absent) and from the construction point of view (renovation of floors, bathrooms or kitchen and internal staircase). However, it retains inside several historical elements of absolute importance that have remained original such as the fireplace and wood-burning oven in the entrance hall, the original cobblestone floor and the excellently preserved brick and stone arched windows.

On the upper floor, once the internal staircase has been built, now absent, there is a double bedroom with double window. On the floor below the entrance, there is certainly the most evocative area of the property, three large rooms divided by original stone arches lead us to a lovely and unique exclusive garden set in the stone. This environment can be transformed into a charming rustic kitchen with hobby room.

Both houses have a very bright and panoramic view of the Liri Valley, as they have no houses in front that would obstruct

the view.

One-of-a-kind investment, ideal both as a second home and as an investment for short-term rentals with high income.  
For information or appointments 3493400492 - 0776566289 - For international Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1386

Reason: Sale

Categoria: typical historical house

Address: Via Corradino, 6 - 8 - 10

Zip Code: 3032

Municipality: Arce

Total Square Meters: 180 sq.m.

Bedrooms: 3

Bathrooms: 1

Rooms: 10

State of Preservation: Be Restored

Level: Buildings

Total Floor: 3

Heating: Heating

Age Construction: 1900

Garden: Private, 20 sq.m.

Kitchen: Exposed Kitchen

Closet

ADSL Coverage

Cellar : 60

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices









**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603