

## historic residence for sale in Arpino

€ 249.000

Ref. AC99-149-1404



**370 sq.m. | Bathrooms: 2 | Bedrooms: 7 | Rooms: 21**

### Sangermano Palace

In Arpino, in the heart of the historic center a few steps from the Ladislao Castle, we are pleased to offer for sale a beautiful historic building dating back to the 1500s in excellent condition, which is spread over three levels with a panoramic terrace.

On the street level we are welcomed by a lovely entrance hall, with original terracotta floors and a staircase that leads to the cellar of approximately 35 m2 located in the basement with original ceramic floors and wooden ceiling.

The central staircase of the building is made of stone, with landings in ancient hand-decorated ceramics. On the mezzanine floor there is the first apartment, made up of an entrance, corridor leading to the large living room with fireplace, kitchen, two bedrooms and a service. Going up you immediately notice the different type of environments or finishes that characterize this floor such as the vaulted ceilings and the 16th century ceramic floors. To welcome us there is a large central hallway, from which the two apartments present branch off: the door on the left opens to a lovely two-room apartment consisting of an entrance hall, lounge, kitchen, double bedroom and bathroom; the right door to a double bedroom with floors also in original ceramics; the central door precedes the large double living room with balcony and fireplace, three bedrooms and a bathroom.

Also located in the central hall, there is a door hidden in the wall which, once crossed, allows us via an ancient wooden staircase to lead both to the attic and to the French window of the terrace, from which it is possible to admire a splendid panorama: from on one side the village of Arpino and the acropolis of Civitavecchia with the Cicerone Tower, on the other

the surrounding hills. Here too, both the original black and white terracotta flooring and the wooden roofing on stone columns catch the eye, giving the possibility of being able to enjoy the outdoor space in both summer and winter. The historic building is immediately habitable, all the fixtures are made of wood with shutters, the electrical system is functional as well as the hydraulic one, while the heating system is to be created, to date, as a historical feature of the property only the fireplaces present they are the only active heat source.

Single investment.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1404	Reason: Sale
Categoria: historic residence	Address: Via Capitano Federico Ciccodicola
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 370 sq.m.	Bedrooms: 7
Bathrooms: 2	Rooms: 21
State of Preservation: Good	Level: Buildings
Total Floor: 4	Heating: Heating
Age Construction: 1500	Balconies: Present, 4 sq.m.
Terrace: Present, 30 sq.m.	Kitchen: Regular Kitchen
Terrace : 30 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 35 □
Fastweb Coverage	Fireplace
Telephone System	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	Municipal Offices













