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

typical historical house for sale in Arce

€ 75.000

Ref. AC99-149-1441



233 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8

"House of the Court" In the heart of Arce's historic center, on Via Corte Vecchia, we offer for sale an interesting, typical historic home of approximately 233 square meters, brimming with charm and character, preserving the authenticity of the village's ancient dwellings. A unique solution, embellished with characteristic spaces, stone cellars, and evocative views of the Duomo, the main square, and the surrounding valley. Arce, a characteristic Ciociaria town nestled in the Liri Valley, offers a setting rich in history and tradition, with narrow streets and architecture that tell the story of the area's past. The location is well connected thanks to its proximity to the Via Casilina and the A1 motorway, reachable via the Ceprano toll booth. The property is spread over several levels, according to the typical layout of historic homes. In the basement, there are several rooms used as cellars and warehouses, characterised by stone walls that retain all the rustic charm of tradition. The living area is spread over two levels: the ground floor features the living room, kitchen, and bathroom, while the first floor, accessible via an internal staircase, contains several rooms, including two double bedrooms, a large, bright living room, and another bathroom. What makes this property truly special are above all the views. One of the double bedrooms has a small balcony overlooking the main square and Arce Cathedral, while the large kitchen is embellished with a splendid loggia with two arches, from which the gaze opens onto the valley and the surrounding buildings. A charming corner, rich in personality, where traditional architecture meets a panorama capable of creating a timeless atmosphere. The presence of two entrances, one directly from the historic center and the other from a more external area, represents an additional element of interest, offering greater versatility in the organization of the spaces. The property is equipped with all utilities, but requires renovation, allowing you to redesign the spaces and customize them

according to your needs. The stone cellars, arched loggia, and original features provide an intriguing foundation for a renovation project that combines historic charm with contemporary comfort. This property represents an interesting opportunity both for those seeking a home with authentic character and for those seeking an investment to enhance its value. This opportunity is also open to alternative uses compatible with the property's characteristics and current regulations. A home to rediscover and transform according to your own vision, with the privilege of experiencing the charm of a historic village and the beauty of the views that make this property truly unique. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1441	Reason: Sale
Categoria: typical historical house	Address: Via Corte Vecchia, 3
Zip Code: 3032	Municipality: Arce
Total Square Meters: 233 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 8
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Telephone System
Shower	Wooden Window Frames

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	









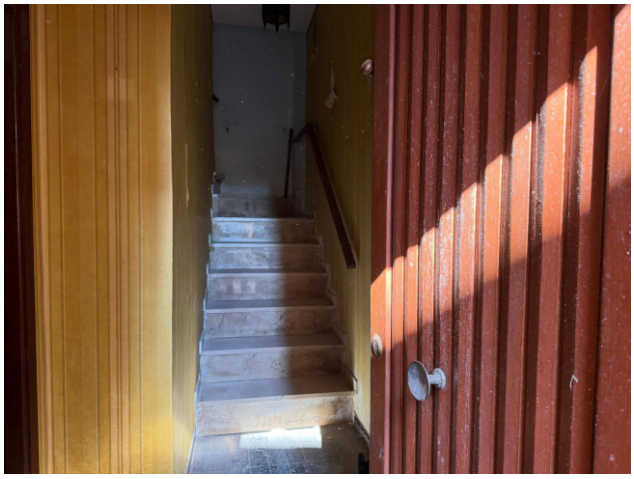

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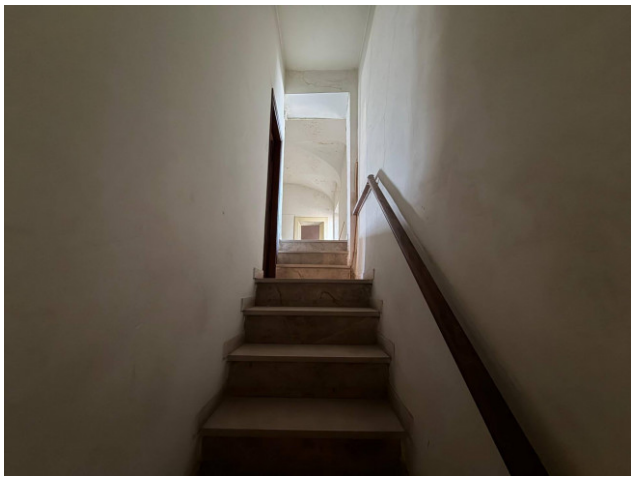








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