

## detached house for sale in Arce

### € 171.000

### Ref. AC99-149-1505



**160 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7**

#### "House of the Valley"

In Arce, in a quiet and residential area and more precisely in Via Valle, we offer for sale a detached house with land. This house, of approximately 160 m<sup>2</sup>, is ideal for those looking for a spacious and versatile solution, ready to be customized.

The house is spread over a mezzanine floor and offers a bright and welcoming living area.

A large hallway leads to the living room, which overlooks a porch ideal for enjoying moments of relaxation outdoors.

The eat-in kitchen is perfect for those who love to cook and entertain guests.

The sleeping area consists of two bedrooms and a bathroom.

On the ground floor you will find several accessories, including storage rooms and a garage, which provide additional space for your storage and parking needs.

The highlight of this property is the vast surrounding land, which extends for approximately 9,000 m<sup>2</sup>.

Here you will have the freedom to create your dream garden, build a swimming pool, a vegetable garden or simply enjoy large green spaces.

The house is in good structural condition and does not require significant renovations, but small interventions can bring it back to its former glory, allowing you to customize it according to your tastes.

This property has great potential and could become your ideal home, perfect for families or those looking for a peaceful retreat surrounded by nature, but still within walking distance of local amenities.

For information and/or visits call 0776566289 or 3487607909. For english speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1505	Reason: Sale
Categoria: detached house	Address: Via Valle, 143
Zip Code: 3032	Municipality: Arce
Total Square Meters: 160 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 7
State of Preservation: Good	Level: Mezzanine
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
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	



