

semi-detached villa for sale in Arnara

€ 495.000

Ref. AC99-149-1522



395 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 14

"Villa Annaelisa"

In Arnara, a charming village in the province of Frosinone, immersed in the greenery and tranquility of the Lazio countryside, we offer for sale an exclusive semi-detached villa with garden.

Arnara is known for its characteristic historic center and panoramic view of the surrounding hills, offering a perfect environment for those who want to live away from the chaos of the city without giving up comforts.

This splendid Villa, composed of two separate apartments, is completely renovated and ready to be inhabited, with an elegant modern style that integrates perfectly with the rustic atmosphere of the place.

With a surface area of approximately 395 m2, the property is spread over two levels and offers large and bright spaces, ideal for those seeking comfort and quality.

On the outside, the villa stands out for the warm tones of the facade, with stone elements that recall the traditional style of the area.

A welcoming elevated terrace is framed by wrought iron railings and a beautiful portico with brick columns, perfect for relaxing moments in the open air.

The garden, cared for down to the smallest details, rich in floral essences is embellished with flowering plants and a play area for children, making it ideal for families.

A brick barbecue, strategically placed on the outdoor patio, is perfect for summer dinners with friends and family.

Inside, a large open space hosts the living area and the dining room, with wooden furnishings that add a touch of warmth

to the environment.

The spaces are enriched by design details, such as artistic lamps and decorated walls, creating an elegant and welcoming atmosphere.

The large, bright windows allow natural light to flood the rooms, while the light curtains add a touch of refinement.

Every detail of this villa has been designed to offer maximum comfort, with high-quality porcelain stoneware floors, an excellent distribution of space and a versatile environment, suitable for both daily life and moments of conviviality.

The Villa is equipped with all utilities, independent methane heating with radiant panels and convectors while the first floor is equipped with underfloor heating, wooden window frames, automatic gate and external parking space.

Buying this property means choosing an exclusive lifestyle, characterized by serenity and beauty.

It is a rare opportunity to own a home where every detail has been thoughtfully designed for comfort and style.

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

Certification

Energy Class: D

Features

Code: AC99-149-1522	Reason: Sale
Categoria: semi-detached villa	Address: Via Angotti, 6
Zip Code: 3020	Municipality: Arnara
Total Square Meters: 395 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 14
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Safe-Deposit Box	

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











