

## historic residence for sale in Arpino

### € 250.000

### Ref. AC99-149-1537



### 443 sq.m. | Rooms: 20

#### "Pearl Palace"

In the heart of Arpino, a charming town in the province of Frosinone known for its rich history and traditions, we offer for sale a historic building that represents a unique opportunity for those who wish to invest in a property with a strong character and great potential.

Located in Vicolo Perla, this building stands out for its imposing structure and numerous architectural features that tell centuries of history.

Arranged on four levels and with a total surface area of approximately 443 m<sup>2</sup>, the building is composed of over 20 rooms, including large spaces used as warehouses, storerooms and cellars, offering a generous versatility that can satisfy different needs.

Although it requires some finishing work on the top floor, the property is immediately habitable.

The original terracotta floors and architectural details are just some of the elements that give this building an aura of authenticity and history.

The central location of the building is not only a strong point in terms of visibility, but also offers the opportunity to develop a hospitality business.

The beauty of Arpino, with its panoramic views, its culinary and cultural traditions, and a welcoming population, annually attracts tourists eager to explore the historical and natural heritage of the area.

Hosting a bed and breakfast, a guest house or small tourist suites inside this charming building would represent a

profitable strategy to capitalize on the growing quality tourism.

Furthermore, the different rooms and spaces, which could be renovated and organized according to one's taste, would allow the creation of personalized spaces, comparing themselves with modern trends but without distorting the history of the building.

The possibility of creating one or more residential units, common rooms open to all guests or spaces dedicated to local gastronomy further increases the attractiveness of the building.

The area in which it is located, rich in history and tradition, offers various points of cultural and landscape interest.

Arpino is famous for its ancient monuments, historic churches and the breathtaking views that can be admired from its hills.

The city is also an important centre for local events and manifestations that attract visitors from all over Italy, creating a lively and stimulating context.

Investing in this building means becoming part of a historic community, where every corner tells a story and every brick preserves the memory of the past.

An opportunity not to be missed, therefore, to realize an ambitious project with enormous potential in a fascinating context such as that of Arpino.

For appointments and visits call 0776/566289 or 348/7607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1537	Reason: Sale
Categoria: historic residence	Address: Vicolo Perla, 14
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 443 sq.m.	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 4	Heating: Heating
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
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

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Municipal Offices

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

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