

historic residence for sale in Arce

centro storico

€ 197.000

Ref. AC99-149-1619



320 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 13

Germani Palace

In Arce, in the heart of the historic center, a few steps from the town's Cathedral, we are pleased to offer for sale a stately and elegant Historic Palace that is spread over three levels with an exclusive terrace, in excellent condition.

The property has an independent entrance from the street behind the square, very close to all city services and public parking.

On the ground floor we are welcomed by a large entrance hall, very characteristic with star-vaulted ceilings and a study. The internal staircase is in stone and original, with very low risers typical of the 1700s that soften both the ascent and descent between one step and another.

Once on the first floor, an imposing corridor opens up that connects the two main internal areas: on the right there is a first bedroom, followed by a double living room with coffered wooden ceilings, three French windows that all lead to the perimeter balcony with a panoramic view of both the historic center of Arce and the surrounding valley and hills and a large bathroom.

Returning to the stairwell, we continue towards the second part of the floor, consisting of a second bedroom used as a tea room, a brick kitchen/dining room with a majestic stone fireplace and a laundry/storage room.

Going up to the second and last floor, we find the master bedroom with walk-in closet, a lounge/study, second double

bedroom with 20 m2 terrace on the same level and bathroom.

It is important to list all the quality finishes present inside the property, the structure is entirely in stone, the ceilings are both vaulted and wooden, the plumbing (with attached autoclave and 1000 litre tank), electrical and heating systems are all perfectly functional, the roof is in excellent condition, the window frames are double glazed in aluminium with shutters, the entrance door is armoured.

Ducted alarm system, Wi Fi and air conditioning present in both the living area and the sleeping area.

This historic building retains a charm that still distinguishes it today, and which makes it an excellent investment also for hospitality use with a high annual income.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

Certification

Energy Class: G

Features

Code: AC99-149-1619	Reason: Sale
Categoria: historic residence	Address: Via Lanna, snc
Zip Code: 3032	Municipality: Arce
Zona: centro storico	Total Square Meters: 320 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 13	State of Preservation: Excellent
Level: Buildings	Total Floor: 3
Heating: Heating	Age Construction: 1700
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Aluminum 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	Shopping Centers

Municipal Offices







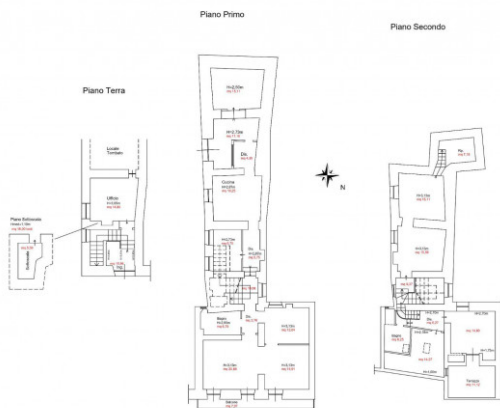
Alfano Real Estate S.r.l.

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