

# detached house for sale in Rocca d'Arce Fraiole € 38.000 Ref. AC99-149-1683



**160 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

## Giulia's House

In Rocca D'Arce (Via Fraiole), we are pleased to offer for sale a bright and airy detached house with a garden. The property is in good overall condition, constructed of solid concrete blocks, and the roof has been recently replaced.

Internally this property is arranged over 3 levels:

The first apartment is on the ground floor and comprises an entrance hall, living room, double bedroom, eat-in kitchen with fireplace, bathroom, and balcony. The first floor is accessed via an external marble staircase and also comprises an entrance hall, living room with open-plan kitchen, double bedroom, single bedroom, bathroom, and balcony. On the floor below the entrance is a cellar of approximately 46 square meters consisting of two large rooms with separate entrances. The garden is approximately 300 square meters and is spread across two terraces, planted with lemon, fig, and pear trees.

The property has wooden window frames with roller shutters, there is already a predisposition for methane gas and the heating system with copper pipes is new, installed but never put into operation.

The panoramic and sunny exposure makes this property very bright and airy, in a green and quiet setting, just a few minutes' drive from Roccasecca or Arce.

It is sold complete with all the furnishings inside.

Excellent investment.

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

## Certification

**Energy Class:** G

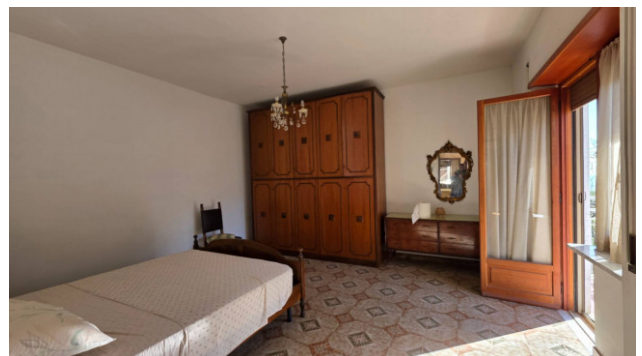
## Features

Code: AC99-149-1683	Reason: Sale
Categoria: detached house	Address: Via Fraioli, snc
Zip Code: 3030	Municipality: Rocca d'Arce
Zona: Fraioli	Total Square Meters: 160 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 10	State of Preservation: Good
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1977	Balconies: Present, 10 sq.m.
Garden: Private, 300 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 46 □	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames
Shutters	

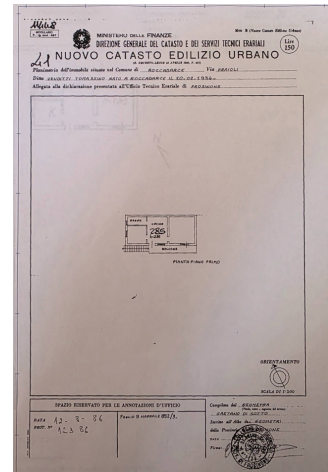
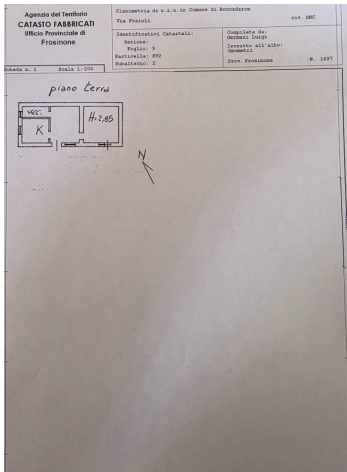
## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices









MINISTERO DELLE FINANZE  
DIREZIONE GENERALE DEL CATASTRO E DEI SERVIZI TECNICI EDIZIONI

**NUOVO CATASTO EDILIZIO URBANO**

Procedimento dell'ordinata prima ed ultima di REGISTRAZIONE - Cir. 208/02  
Data scadenza FORMAZIONE DELLA PRIMA EDIZIONE 01.01.2014  
Atto di dichiarazione presentato all'Ufficio Tecnico Ufficio di REGISTRAZIONE

SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO

Primo Intervento REG.:

Primo Intervento REG.:

Primo Intervento REG.:

COLOCAMENTO

REG. 2014

<p>SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO</p> <p>Primo Intervento REG.:</p> <p>Primo Intervento REG.:</p> <p>Primo Intervento REG.:</p>	<p>Completato nel REGISTRO</p> <p>Primo Intervento REG.:</p> <p>Primo Intervento REG.:</p> <p>Primo Intervento REG.:</p>
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**Alfano Real Estate S.r.l.**

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