

## detached house for sale in Arpino

€ 150.000

Ref. AC99-149-1688



**152 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

### "Carla's House"

In one of the most authentic and charming areas of Arpino, in the quiet Contrada Rondinella, a detached house awaits you that exudes freedom, space, and a life lived in harmony with nature.

It's the kind of property that wins you over immediately: for the light, for the silence, for the immediate feeling of "home" that it gives you from the first step into the private garden.

The house is spread over two levels and is designed for those seeking welcoming and authentic spaces.

The eat-in kitchen, with its fireplace that warms hearts and evenings, is the perfect place to imagine rustic dinners, laughter, and moments of sharing.

The two bedrooms are intimate and bright, ideal for those who want to wake up to peace around them.

The modern and well-finished bathroom adds that touch of comfort that makes the difference.

The basement level, however, opens up a world of possibilities: large, dry, and versatile spaces where you can create a convenient garage, a basement, a hobby room, or technical spaces for your activities.

Here you can really give shape to your projects.

Outside, the property offers even more surprises: a well-kept garden, perfect for outdoor living, and a well, valuable and useful for greenery all year round.

And then there is the context: Arpino.

A town rich in history, art, and culture, one of those villages where every stone tells a story.

Very close to the center but immersed in the quiet of the countryside, this house allows you to live in total serenity without ever giving up services and connections.

Here you don't just buy a property: you buy the opportunity to build a life project.

This is a property with enormous potential, perfect for transforming into your dream home: a family home, a country retreat, an investment opportunity, a hospitality business... anything is possible.

If you're looking for a place where you can truly breathe, where you begin each day with the feeling of having made the right choice, then this is your chance.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1688	Reason: Sale
Categoria: detached house	Address: Contrada Rondinella
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 152 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 6
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
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	

## 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	





