

detached house for sale in Arpino

€ 170.000

Ref. AC99-149-1692



163 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

"Barbara House"

In Contrada Pallisco, one of the quietest and most panoramic areas of Arpino (FR), we offer for sale a solid detached house surrounded by large green spaces and accessories.

Arpino, a historic town in Ciociaria, well connected by the SR214, the SP167, and the main routes to Sora, Isola del Liri, and the A1 motorway, offers a quiet residential setting yet convenient for daily travel.

The property extends over approximately 163 m2 in total on two levels.

The first floor, accessible via a convenient external staircase, is immediately habitable and features well-distributed spaces: an eat-in kitchen, a large and bright living room with a thermo-fireplace, three comfortable bedrooms and a bathroom with shower.

The spaces are functional, well-exposed and suitable for a family seeking tranquility and independence.

The ground floor, currently in its unfinished state, includes very large rooms used as warehouses, cellars, and garages, offering considerable potential for those wishing to expand the living area, create a tavern, or provide additional utility rooms.

Outside, the property includes various outbuildings, including a woodshed, and approximately 9,000 square meters of land planted with olive and fruit trees, ideal for both agricultural use and for those seeking large, private spaces.

The well-maintained and landscaped courtyard is one of the most pleasant features of the house, enhanced by its sunny exposure and open views of the surrounding countryside.

The house has all the utilities connected, including hot and cold air conditioning and double-glazed wooden window frames, ensuring comfort and energy savings.

An ideal solution for those seeking independence, large outdoor spaces, and a habitable home on the main floor, with the option of customizing the ground floor rooms to suit your needs.

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

Certification

Energy Class: G

Features

Code: AC99-149-1692	Reason: Sale
Categoria: detached house	Address: Contrada Pallisco
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 163 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 8
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Aluminum 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	











