

## detached house for sale in Arpino

€ 135.000

Ref. AC99-149-1701



**280 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 10**

### "House of the Sun"

In one of the most charming corners of Ciociaria, in Arpino, the ancient city of Cicero and a treasure trove of ancient history, we offer for sale an interesting detached house located in Contrada Bove: a place where the tranquility of the hills blends with the strength of tradition, providing an immediate sense of belonging, harmony, and authenticity.

Arpino is a village where time seems to slow down: its polygonal walls, ancient stones, and narrow streets that climb towards the Acropolis of Civitavecchia tell of centuries of life, while modern services and rapid connections to Frosinone, Rome and Naples make this location perfect for those dreaming of a balance between tranquility and comfort.

In this context, the property presents itself as a real opportunity: a solid, important house, built with stone and blocks that convey character and resistance.

Its approximately 280 square meters, spread over two levels, offer large, bright and incredibly versatile spaces.

As soon as you step inside, you'll be greeted by a warm and welcoming atmosphere: the large living room invites you to share moments, the eat-in kitchen exudes culinary traditions, the two bedrooms ensure privacy and tranquility, and the two bathrooms conveniently complete the living area.

Ten spaces that can transform, evolve, and adapt to the dreams of those who will inhabit them.

The home has been meticulously maintained and equipped with modern solutions that enhance its comfort: new triple-glazed windows that filter light and block out noise; a thermal and hydronic fireplace, both wood-burning and pellet-burning, which is not only a source of heat but also a beating heart around which to build family evenings, share stories,

and share memories.

The utilities are active, ready for use, a precious detail that allows you to immediately imagine a new life within these walls.

Next to the main house, a property of exceptional size and potential: approximately 146 m<sup>2</sup> of outbuildings include a double garage, a rustic kitchen, storage rooms, and even a barn.

Spaces that today represent added value and tomorrow can become much more: ateliers, studios, recreational areas, residential extensions, or support structures for an agritourism or hospitality business.

Here, imagination has no limits.

The property then expands outside, where nature takes center stage: approximately 8,000 square meters of land shelter two wells and twelve centuries-old oak trees, true silent giants that protect and shade the land below.

It's easy to imagine a well-kept garden, an orchard, a space for organic farming, or simply a large private park where you can breathe in the fresh air, listen to the wind, and live outdoors, far from the stress of everyday life.

Every corner conveys peace, every detail speaks of the future.

This house isn't just a property: it's a possibility, an open project, a starting point for those seeking a place where they can rediscover space, freedom, nature, and authenticity.

Whether as a primary residence, a charming weekend retreat, an investment in the heart of an increasingly popular historic village, or a guesthouse nestled in a picturesque landscape, this property has everything you could possibly want.

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

## Certification

**Energy Class:** F

## Features

Code: AC99-149-1701	Reason: Sale
Categoria: detached house	Address: Contrada Bove, 70
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 280 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 10
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1967	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Double, 146 sq.m.
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Parquet
Telephone System	Wiring : By Law
Shower	Aluminum Frames

## Nearby

Gyms	Spa
Football Fields	Fitness Centers

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Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

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