

detached house for sale in Arpino

€ 215.000

Ref. AC99-149-1706



240 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 12

Irma House

In Arpino (Via Paradiso), in an elevated, panoramic, and sunny position, we are pleased to offer for sale a historic late 19th-century stone farmhouse with independent entrance, on two levels with outbuildings and a large private park.

The property is spread over two levels, internally divided into two apartments, each with its own entrance, for a total of 240 square meters. On the ground floor, there are two kitchens, a living room, and a dining room. A covered staircase leads to the first floor, where there are four bedrooms and two bathrooms.

Internally, the utilities are separated by apartment; each has its own boiler, electrical system, and plumbing. While the property is structurally in good condition, the interior finishes, such as the wooden window frames and shutters, need updating, as they have never been replaced.

On the ground floor, there are also two fireplaces, both in the kitchens. The structure is made of original stone, characterized by very thick walls, while the ceilings on the ground floor of the dining room and living room are barrel-vaulted, a typical feature of late 19th-century farmhouses.

As for the outbuildings (garage, storage area, and various cellars), there are four additional buildings, some stone, others concrete, which can be renovated and used for a variety of purposes, from parking spaces to guest accommodations or a rustic kitchen overlooking the garden. Their total surface area exceeds 130 square meters.

There is also a well, which was used for irrigation.

The private garden, which extends over a hectare and is completely exposed to the sun and flat, offers views of the village

of Arpino and the surrounding hilly landscape. This splendid feature makes this property a unique investment for nature lovers.

For information or appointments 3493400492 -0776566289 - For international clients 00393348094290

Certification

Energy Class: G

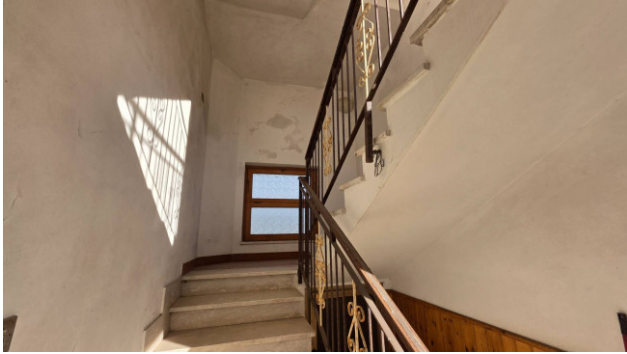
Features

Code: AC99-149-1706	Reason: Sale
Categoria: detached house	Address: Via Paradiso, snc
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 240 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 12
State of Preservation: Discreet	Level: Buildings
Total Floor: 2	Heating: Heating
Parking: Carport	Age Construction: 1900
Terrace: Present, 60 sq.m.	Garden: Private, 1.800 sq.m.
Kitchen: Regular Kitchen	Box: Single, 30 sq.m.
Terrace : 60 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 30 □
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
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





Alfano Real Estate S.r.l.

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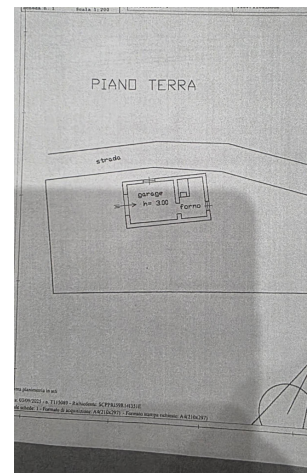
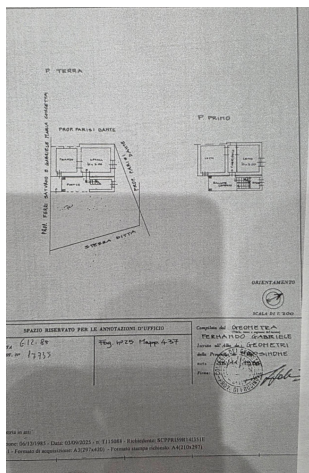
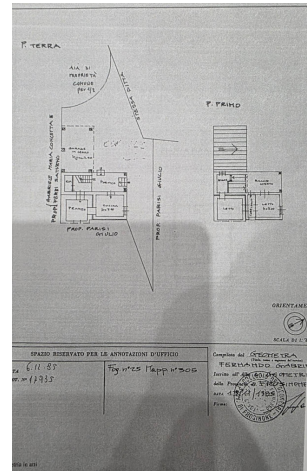


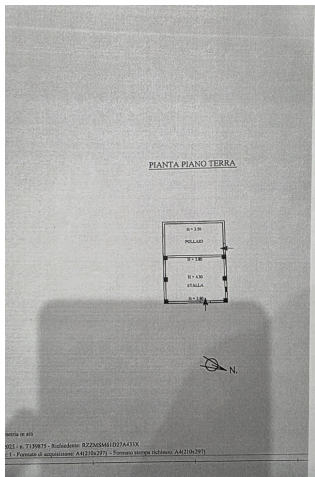


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