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## manor house for sale in Arpino

### € 159.000

### Ref. AC99-149-1713



**334 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 14**

#### Villa Velia

In Arpino (C.da Morelli), in a hilly and panoramic position, we are pleased to offer for sale a detached house with two entrances, an outbuilding, outbuildings, and a large park of over one hectare.

The property is in good condition and is spread over two levels. The ground floor comprises an entrance hall, a spacious living room, an eat-in kitchen with a fireplace, a large pantry/cellar, and a bathroom. A marble staircase leads to the first floor, which features three double bedrooms, a bathroom, and two balconies.

In front of this property, there is a charming little house, currently used as a rustic kitchen with a wood-burning oven, but also ideal as a mini apartment for any guests.

The garden also features several outbuildings, such as stables, chicken coops, and a woodshed, all traditional features of rural properties. The second section of the garden is undoubtedly the most charming. Crossing the small paved road, you'll find a vast green lawn with an adjoining olive grove (over 100 trees producing oil). The grove consists of two main terraces connected by a convenient dirt road. Its hillside location means you can see the village of Arpino, as well as the surrounding hills.

Furthermore, the property does not present any structural problems, and the roof is also in excellent condition.

This home enjoys a bright, green setting, ensuring complete tranquility and relaxation. All systems are fully functional: wood-fired heating via a thermo-fireplace, alternatively with an LPG tank, regular electrical and plumbing systems, and wooden window frames.

Excellent investment, a few kilometers from the center of Arpino.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1713	Reason: Sale
Categoria: manor house	Address: Contrada Morelli
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 334 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 14
State of Preservation: Good	Level: On two-levels
Total Floor: 1	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1920
Balconies: Present, 6 sq.m.	Garden: Private, 500 sq.m.
Kitchen: Regular Kitchen	Box: Single
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 25 □	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames
Aluminum 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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