Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

# 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 | |

















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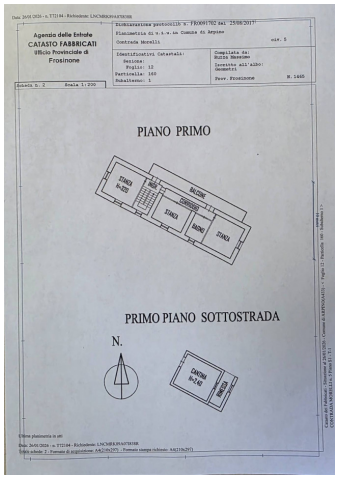


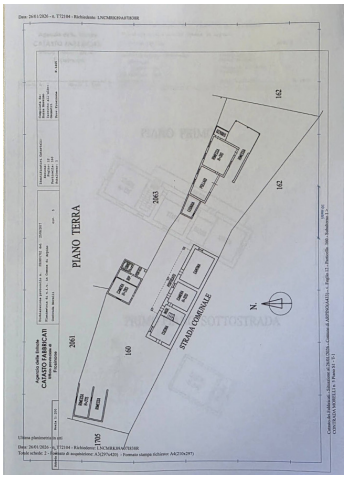











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