

## Villa for sale in Arpino

**€ 245.000**

**Ref. AC99-149-1714**



**328 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 17**

### Villa Marina

In Arpino (C.da Morelli), in a hilly and panoramic location, we are pleased to offer for sale a villa with a private entrance, a large paved driveway, a garden, and a garage. The property is in perfect condition and is spread over three levels and divided into two separate apartments:

On the ground floor, there is a large terrace of approximately 100 square meters leading to the entrance, a spacious living room, a kitchen with a thermo fireplace, two bedrooms, a bathroom, and a balcony. On the first floor, there is an entrance hall, a double living room also with a thermo fireplace, a custom-made kitchen with a peninsula, two double bedrooms, two bathrooms, and a balcony. The basement level, also accessible from the ground floor, is accessed via an internal wrought iron staircase with wooden steps. There, there is a comfortable and spacious rustic kitchen, a pantry, a large garage that can accommodate two cars, a bathroom with an adjoining laundry room, and a storage room containing a water pump with double 1000-liter tanks. This villa enjoys a 360-degree panoramic view of the surrounding green hills, making it very bright and airy. All systems are fully functional, including wood-fired heating thanks to the double thermo fireplace, an LPG tank, and hot/cold air conditioning in both the living and sleeping areas. Equally regular electrical and plumbing systems, thermally insulated PVC windows with mosquito nets and shutters, armored doors.

Furthermore, the building does not present any structural problems; the roof is also in perfect condition, while a large cavity has been created below street level to protect and insulate the building from any humidity or infiltration.

Excellent opportunity, for information or appointments 3493400492 - 077623036 - for International Clients

00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1714	Reason: Sale
Categoria: Villa	Address: contrada Morelli
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 328 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 17
State of Preservation: Restored	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Carport	Balconies: Present, 8 sq.m.
Terrace: Present, 100 sq.m.	Garden: Private
Kitchen: Regular Kitchen	Box: Double
Terrace : 100 □	Tv Antenna : Autonomous
Porch : 50 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 20 □	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	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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