

## Apartment for sale in Arpino

### € 69.000

### Ref. AC99-149-1725



**70 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

#### "Melissa House"

In the heart of Arpino's charming historic center, on Vicolo Bernardino Clavelli, just steps from Corso Tulliano, we offer for sale an elegant, recently renovated apartment on the mezzanine floor, spanning approximately 70 square meters. This is the ideal solution for those seeking a setting rich in history and charm, without sacrificing comfort and contemporary style.

Arpino is one of the most charming villages in the province of Frosinone, renowned for its historical and cultural heritage—the birthplace of Cicero—and its perfectly preserved medieval center. The town offers a peaceful and authentic atmosphere, yet is well connected to the main centers of the area. It is easily reached via the Liri Valley State Road 82, which provides quick connections to Sora and Cassino; from here you can also easily access the A1 Rome-Naples motorway (Cassino toll booth), allowing you to reach Rome and Naples quickly.

The property's location ensures privacy and tranquility, while still being a short distance from the main services, shops, and activities in the center.

The apartment has recently undergone a complete renovation, with particular attention to quality materials, energy efficiency, and modern design.

The entrance opens onto a splendid open-plan living area that combines the kitchen and living room in a harmonious, bright and contemporary environment.

The kitchen, with its minimalist and linear design, integrates perfectly with the living room, creating a welcoming and functional space, enhanced by concrete-effect flooring, neutral-toned walls, and a refined lighting system with recessed spotlights and LED strips that lend elegance and depth to the rooms.

The sleeping area consists of a spacious, well-proportioned and bright double bedroom, ideal for comfort and relaxation. The spacious, meticulously maintained bathroom features a modern shower and high-quality finishes that complement the contemporary style of the entire home.

The property includes a small storage room, currently used as a functional and well-organized utility room.

The property is ready to move into and features independent methane heating with radiant panels, a solution that ensures high thermal comfort and excellent energy efficiency.

Modern double-glazed PVC windows guarantee excellent thermal and acoustic insulation.

All utilities are active and the systems are recent and compliant.

The property is being sold complete with a furnished kitchen, ready for immediate use.

This is a perfect solution for young couples, professionals, those looking for a second home in a charming historic village, or those seeking an attractive investment in the residential or tourist rental market.

A unique opportunity to live in an authentic setting, with the comfort and elegance of a modern home, in the heart of Arpino.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** D

## Features

Code: AC99-149-1725	Reason: Sale
Categoria: Apartment	Address: Vicolo Bernardino Clavelli, 10
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 70 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 3
State of Preservation: Restored	Level: 1
Heating: Heating	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Wiring : By Law
Shower	Aluminum Frames

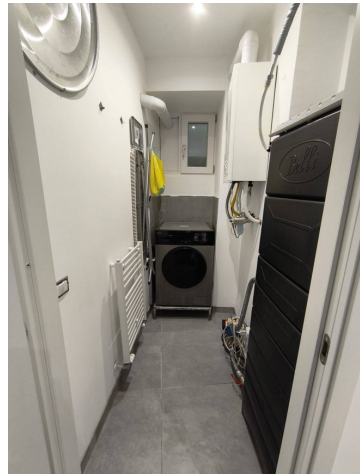
## Nearby

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.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



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