
manor house for sale in Arce

€ 297.000

Ref. AC99-149-1736



500 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 20

Villa Giorgia

In Arce (Via Campanile), just minutes from the town center, we are pleased to offer for sale a stately three-level villa of approximately 500 square meters with a large courtyard and private, fully fenced garden. The property has direct access from the road, and a convenient automatic gate leads to the concrete courtyard, which encompasses the entire perimeter before the garden.

The first apartment is on the mezzanine floor. A large covered patio leads to the main entrance, followed by a spacious living room, eat-in kitchen with fireplace, two double bedrooms, a single bedroom, a bathroom with a bathtub and shower, and a semi-circular balcony.

The marble-clad internal staircase leads to the first floor, where the second apartment is located: a double living room, eat-in kitchen with balcony, three double bedrooms, a bathroom, and a semi-circular balcony. The same staircase leads down to the ground floor, which comprises six rooms: a laundry area, pantry, cellar, large living room with rustic kitchen, bedroom, study, and bathroom. Two additional rooms have been converted into a utility room with a pressure pump and a 1,000-liter tank connected to the first of two wells, one bringing water directly into the house and the other used for irrigation.

After the paved courtyard, the garden begins, a green rectangle of almost 2000 meters, completely fenced, on which there is a regular granary, of approximately 140 square meters.

Structurally, this villa is in perfect condition. The ground floor is constructed of tuff blocks, while the remaining two floors

are made of concrete. The roof is in excellent condition and requires no repairs. The electrical system is functional and divided by floor. The heating system is connected to a biomass stove, which heats both the ground and mezzanine floors. It also has methane gas and is ready for a fireplace.

The entrance gate is automated and the alarm system is already set up.

This villa also enjoys a panoramic and sunny exposure, the window frames are both wooden and thermally insulated PVC, and the floors are terracotta.

Excellent opportunity, divisible into up to three different units.

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

Certification

Energy Class: G

Features

Code: AC99-149-1736	Reason: Sale
Categoria: manor house	Address: Via Campanile
Zip Code: 3032	Municipality: Arce
Total Square Meters: 500 sq.m.	Bedrooms: 6
Bathrooms: 3	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1950
Balconies: Present	Terrace: Present
Garden: Private, 1.800 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 40 □	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Shower
Wooden Window Frames	Aluminum Frames
Predisposition for Alarm	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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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











