

## Apartment for sale in Arce

### Price on Application

#### Ref. AC99-149-1738



**300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

"Testa House"

In Arce, on Via Campanile, there is a place capable of telling a story yet to be written.

An apartment that today presents itself as a professional space, but which, upon closer inspection, naturally reveals its true vocation: to become a lived-in, intense home, full of light and emotion.

Ascending to the first floor of this private building with only two units, you are greeted by a warm and refined atmosphere, where every room conveys a sense of order, balance, and authentic care.

Its approximately 300 square meters open up into a harmonious sequence of large, airy, and never banal rooms, where light floods in generously and creates plays of light and shade on the fine floors throughout the day.

Here, elegant and luminous high-quality marble meets warm and vibrant parquet, creating a continuous dialogue between prestige and intimacy, between representation and everyday life.

Walking through the spaces, one can clearly perceive the extraordinary potential of this property: the current offices can easily be transformed into a large and welcoming living room where one can imagine moments of conviviality, dinners with friends, evenings with family; the rooms can become quiet and bright bedrooms, personal refuges where one can find peace and comfort.

The two bathrooms, already present, guarantee functionality and practicality, adapting perfectly to a modern domestic life.

But light is the true common thread of this house.

Double-glazed wooden windows are not just a quality technical element, but real frames that capture the outside landscape.

Looking out from the balconies, your gaze wanders across the valley, amidst colors that change with the seasons and atmospheres that are both relaxing and inspiring.

It's easy to imagine a slow breakfast in the morning, the silence broken only by the sounds of nature, or a sunset observed in total tranquility.

Comfort is guaranteed in every season thanks to the hot/cold air conditioning, while the excellent overall condition of the property testifies to careful and constant maintenance: here you don't just buy a space, but a quality of life ready to be lived.

Making this proposal even more precious is an exclusive courtyard that adds a rare sense of independence, an outdoor space that can be shaped according to your desires.

This house isn't just made up of square meters, but of sensations: the warmth of the wood under your feet, the soft light that streams in through the windows, the enveloping silence, the view that opens your eyes and your mind.

It's a place that invites you to slow down, to imagine, to build a new way of living every day.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** E

## Features

Code: AC99-149-1738	Reason: Sale
Categoria: Apartment	Address: Via Campanile, 222
Zip Code: 3032	Municipality: Arce
Total Square Meters: 300 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 8
State of Preservation: Excellent	Level: 2
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Balconies: Present
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe

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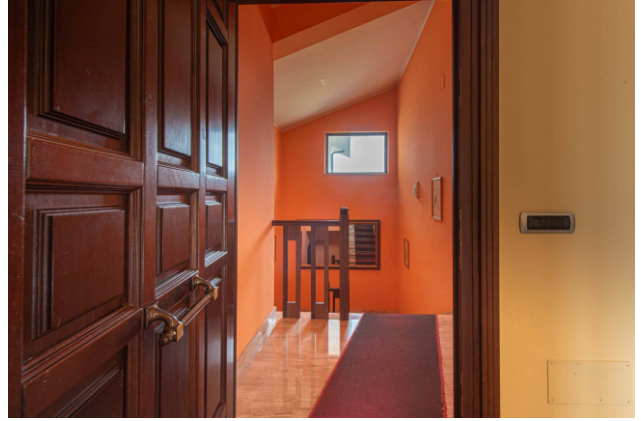
Post Offices

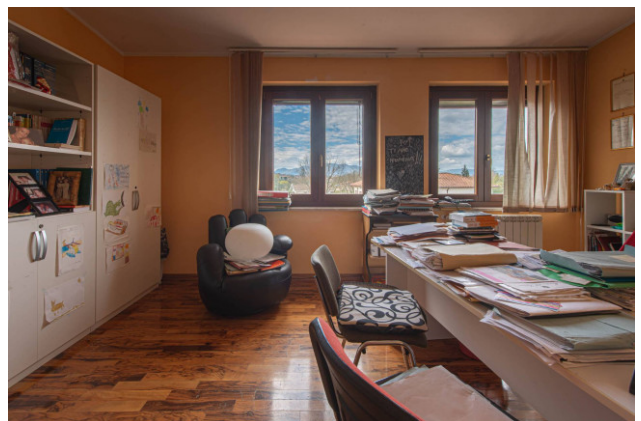
Shopping Centers

Municipal Offices

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**Alfano Real Estate S.r.l.**

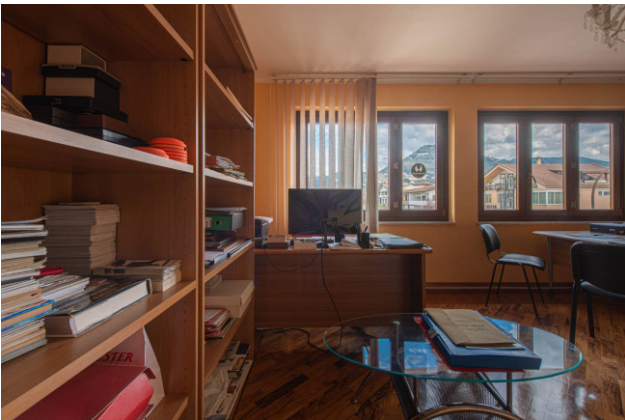
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