

semi-detached house for sale in Arpino

€ 60.000

Ref. AC99-149-1745



125 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

"Liliana House"

In Arpino, a city with ancient origins and the birthplace of Marcus Tullius Cicero, we offer for sale a characteristic semi-detached property located in Contrada Vagni, in a quiet and private location, surrounded by the typical greenery of the Liri Valley.

Arpino is one of the most charming villages in Lazio, famous for its well-preserved historic center, the Civitavecchia acropolis of Arpino, and its cultural and landscape heritage.

From a transportation perspective, the town is well served by the provincial road network and is located a short distance from the Strada Statale 82 della Valle del Liri, with easy connections to Sora, Cassino and the A1 motorway, making travel to both Rome and Naples easy.

The property, with a total surface area of approximately 130 m², is spread over two levels and represents an ideal solution for those seeking a move-in ready home without sacrificing the charm of traditional homes.

On the ground floor there are two large and bright bedrooms, welcoming and well-distributed spaces, perfect for ensuring comfort and functionality.

Going down to the basement, connected internally by a spiral staircase but also accessible from the outside thanks to the presence of a second independent entrance, opens onto the living area consisting of a kitchen with fireplace, a living room and a bathroom with shower.

This level, thanks to its double accessibility, also lends itself to a possible division of spaces or to a more flexible use, for

example for guests or for a hospitality business.

Completing the property is a convenient cellar with a private entrance from the outside, ideal for storage or to be further enhanced according to your needs.

The property is equipped with all utilities, double-glazed wooden window frames that ensure good thermal and acoustic insulation, as well as hot/cold air conditioning that ensures comfort in every season.

The property enjoys a private garden of approximately 1,040 m2.

The house is ready to move into immediately, representing a ready-to-use solution but with further room for improvement. Thanks to its location, layout, and independent entrances, this property offers exciting potential as a primary residence, a holiday home, or an investment opportunity, nestled in one of the most authentic and historically rich settings in the Ciociaria area.

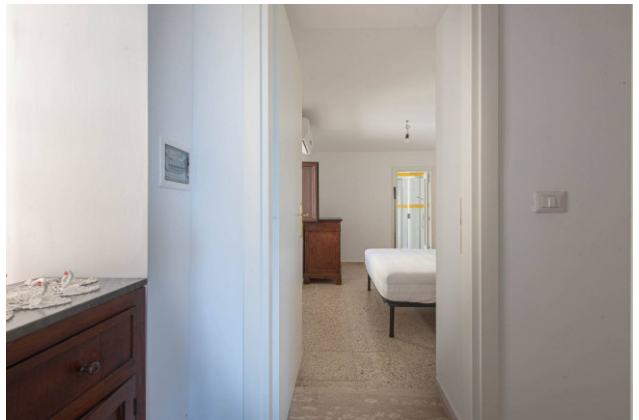
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1745	Reason: Sale
Categoria: semi-detached house	Address: Contrada Vagni, snc
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 125 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 6
State of Preservation: Excellent	Level: On two-levels
Heating: Air-Conditioned	Garden: Private
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	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
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



