

## detached house for sale in Arpino

€ 40.000

Ref. AC99-149-1747



### 213 sq.m. | Rooms: 6

#### "Carla's House"

In the charming hillside setting of Arpino, in Contrada Rondinella, we offer for sale a detached property with authentic character and extraordinary potential, ideal for those seeking a custom home or a charming investment.

The main house extends over two levels for a total surface area of approximately 213 m<sup>2</sup> and retains the character of a period home, with spacious and versatile rooms that lend themselves to complete customization.

The property requires renovation, but this very feature represents a unique opportunity to redesign the spaces according to your needs, enhancing every detail and making the most of the existing structure.

The external courtyard and garden accompany the entrance to the property and create an ideal space for relaxing outdoors, with views of the surrounding greenery that convey tranquility and privacy.

Making this proposal even more interesting are the various accessory buildings: a detached outbuilding, perfect for conversion into a second living unit, perhaps for guests or a hospitality business, enhanced by the presence of a characteristic outdoor oven that recalls tradition and invites you to enjoy convivial outdoor spaces.

The property includes additional rooms and an additional building requiring complete renovation, which offers endless possibilities for use, such as a studio, workshop, shed, or additional residence.

The buildings as a whole, combined with the layout of the spaces, allows for a variety of solutions: from a charming private residence to a small accommodation complex immersed in the quiet of the countryside.

This property represents a rare opportunity for those seeking a property to enhance in an area rich in history and nature,

where every intervention can transform into a unique and highly personalized project, capable of combining tradition, functionality, and quality of life.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1747	Reason: Sale
Categoria: detached house	Address: Contrada Rondinella
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 213 sq.m.	Rooms: 6
State of Preservation: Good	Level: On two-levels
Parking: Carport	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Porch
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
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	



