

## Apartment for sale in Arce Murata € 110.000 Ref. AC99-149-1754



**120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

### "Annalisa House"

In the heart of Arce, in a strategic and particularly convenient location thanks to its proximity to the Casilina State Road, we offer for sale an attractive apartment with a practical attic and cellar located on Via Borgo Murata, ideal for those who want to live in a quiet setting without sacrificing the convenience of main services and transport links.

Arce is a characteristic town in the Liri Valley, appreciated for its welcoming atmosphere, its historic center rich in tradition, and its convenient location, which allows easy access to cities such as Frosinone, Cassino, and Sora, as well as the main road connections in the area.

The property, in excellent condition, is on the second floor and offers a well-distributed and functional surface area of approximately 80 m<sup>2</sup>.

The entrance leads to a large and bright living area consisting of a spacious kitchen with access to the balcony and a welcoming living room, perfect spaces for daily living in total comfort.

The sleeping area features two bedrooms, both with balconies, a feature that adds light and a pleasant sense of space. There's also a well-finished and functional bathroom.

Upstairs, there's a practical attic of approximately 79 square meters, an extremely versatile space that adds significant value to the property. It also features an additional bedroom and bathroom.

Thanks to its generous dimensions, the attic can be used as a hobby room, study, relaxation area, storage space, or can be adapted to the family's different needs, thus offering multiple possibilities for use.

The property includes a convenient cellar of approximately 22 m2 and an exclusive uncovered parking space.

The house enjoys good exposure, ensuring plenty of light throughout the day. It is located in a convenient and well-served residential area, just steps from shops, businesses, schools, and essential services.

The proximity to Casilina is also a major advantage for those who need quick travel and easy connections to the province's main centers.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** F

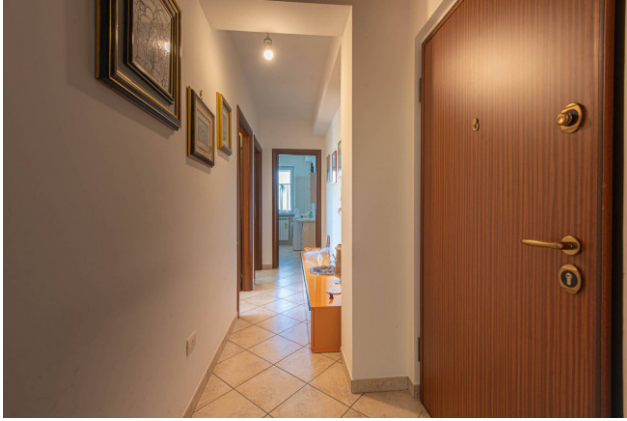
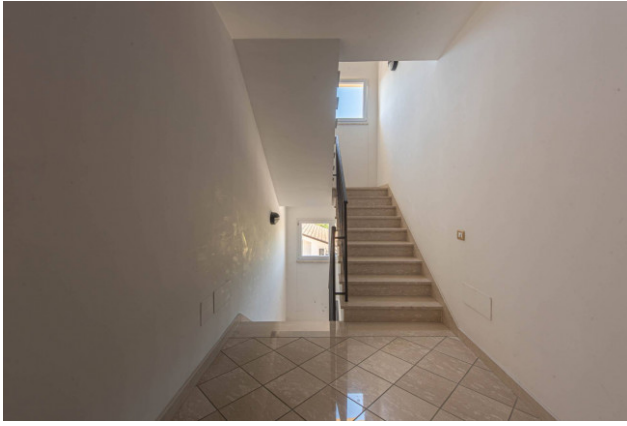
## Features

Code: AC99-149-1754	Reason: Sale
Categoria: Apartment	Address: Via Borgo Murata, snc
Zip Code: 3032	Municipality: Arce
Zona: Murata	Total Square Meters: 120 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 5	State of Preservation: Excellent
Level: 2	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 22 □	Fastweb Coverage
Air-Conditioned	Telephone System
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



