

# Townhouse for sale in Arce

## Stazione

### € 190.000

### Ref. AC99-149-1764



**270 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10**

#### "Patrician House"

In Arce, in one of the quietest and most private residential areas of the town, we offer for sale a splendid detached villa with a garden located at Via Valle no. 36. This elegant and spacious property is ideal for those who want to live surrounded by greenery without sacrificing the convenience of major transport links.

The property's location is one of its strengths: Arce, a characteristic village in the province of Frosinone, is appreciated for its quality of life, relaxed atmosphere, and proximity to major roads such as the Via Casilina and the Ceprano A1 motorway exit, which allow easy access to Rome, Cassino, and other local destinations.

The presence of the train station also makes getting around even more practical and convenient.

The property, built in 2004, is in excellent condition and is ready to move into immediately.

The villa is spread over two levels with a total surface area of approximately 270 m<sup>2</sup>, featuring large, bright, and perfectly distributed spaces, designed to offer maximum living comfort.

On the ground floor, the home features a large living area with an eat-in kitchen, ideal for everyday life and family gatherings, and an elegant living room that's particularly bright thanks to the excellent south/east exposure, which guarantees natural light throughout the day.

A service bathroom completes the floor.

The outdoor spaces are a real added value: the presence of two large porches/terraces of approximately 30 square meters, one at the front and one at the rear of the villa, allows you to fully enjoy the garden and enjoy pleasant moments of relaxation outdoors in total privacy.

The sleeping area, located on the first floor, offers comfortable and well-finished spaces with three spacious bedrooms, one of which has a private balcony, perfect for enjoying the tranquility of the surrounding environment. Also on the same level are two functional and well-designed bathrooms, ideal for meeting the needs of the entire family.

On the lower ground floor, the villa features additional, extremely versatile and functional spaces: a large, modern living room with fireplace and kitchen, and a well-maintained bathroom.

The property includes a convenient garage.

The property is finished with quality materials and is equipped with all the comforts necessary for a modern and comfortable life, including air conditioning, double-glazed wooden window frames, and all utilities already connected.

The well-kept garden surrounding the property adds further prestige to the villa and creates a welcoming and relaxing atmosphere, ideal for both families and those seeking an elegant, independent residence in a quiet yet convenient location.

An exclusive solution that combines space, comfort, privacy, and quality construction, perfect for those seeking a move-in ready home in one of the most sought-after areas of the region.

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

## Features

Code: AC99-149-1764	Reason: Sale
Categoria: Townhouse	Address: Via Valle, 36
Zip Code: 3032	Municipality: Arce
Zona: Stazione	Total Square Meters: 270 sq.m.
Bedrooms: 3	Bathrooms: 4
Rooms: 10	State of Preservation: Excellent
Level: On two-levels	Heating: Heating
Parking: Carport	Age Construction: 2004
Balconies: Present	Terrace: Present, 30 sq.m.
Garden: Private	Kitchen: Regular Kitchen
Box: Double	Terrace
Tv Antenna : Autonomous	Porch
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

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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.**

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