

# farmhouse for sale in Arce

## € 248.000

### Ref. AC99-149-1770



**280 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12**

#### Casale Battista

In Arce (Via Campostefano), we are pleased to offer an exclusive and renovated original stone farmhouse dating back to 1914, with a large park of approximately 8,000 square meters, surrounded by greenery, in a unique setting combining history and nature.

This fully fenced property is enhanced by its border with the left bank of the Liri River and the Tower of Sant'Eleuterio, a medieval architectural complex that served as customs control for the bridge dividing the Papal State from the Kingdom of Naples.

There is double access, both pedestrian and vehicular, with an electric gate.

This farmhouse retains its original stone structure, an element that enhances the property's authenticity. The ground floor comprises the living area, consisting of a large entrance hall, from which the staircase leads to the bedrooms on the first floor, a triple open-plan living room with a fireplace and kitchen, a large 40 m<sup>2</sup> wooden porch, a bedroom/study and a bathroom.

Upstairs there are two double bedrooms with a bathroom and balcony.

Behind the farmhouse, still on the ground floor, a mini apartment has been created, with its own independent entrance, consisting of a living room with open kitchen and fireplace, double bedroom and bathroom.

The property includes a 15m<sup>2</sup> cellar in the basement, equipped with a 1000-litre pressure tank and water softener, used as a storage area for garden tools.

Renovation details include cream-colored porcelain stoneware floors, thermally insulated Iroko wood window frames with armored aluminum shutters, a completely redone reinforced concrete roof with original tiles and copper drains, natural gas heating with a pellet stove, a fully functional electrical system, a video intercom, a perimeter alarm, and air conditioning in both the living and sleeping areas.

The porch in front of the living room features a characteristic terracotta floor and a wood-burning oven. The flat garden has a wooden shed for two cars.

This farmhouse enjoys excellent exposure, always sunny but close to a grove, which creates a very comfortable microclimate during the summer season.

Some of the furnishings will be included in the sale.

Unrepeatable investment.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

## Certification

**Energy Class:** F

## Features

Code: AC99-149-1770

Reason: Sale

Categoria: farmhouse

Address: Via Campostefano

Zip Code: 3032

Municipality: Arce

Total Square Meters: 280 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 12

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Balconies: Present

Terrace: Present

Garden: Private, 7.000 sq.m.

Kitchen: Regular Kitchen

Terrace

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Fastweb Coverage

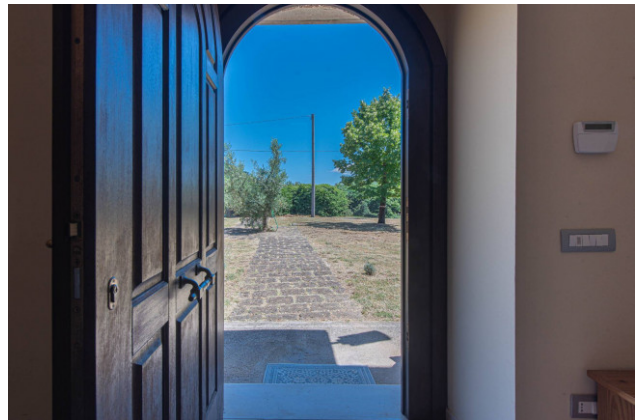
Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters





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

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