

## typical historical house for sale in Arpino

**€ 59.000**

**Ref. AC99-149-1775**



**120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8**

### Natalia's House

In Arpino (Via Lucio Fadio), in the heart of the historic centre and a few steps from Piazza Municipio, we are pleased to offer for sale a property with double independent entrance, arranged on two levels.

The property is in good condition, with a recently finished cellar on the ground floor: a large open-plan space of approximately 40 m<sup>2</sup> with a bathroom, cool, dry, and ideal as a rustic kitchen.

The internal staircase leads to the first floor, where the apartment of approximately 105 m<sup>2</sup> is located, consisting of a large living room with triple window, eat-in kitchen, two bedrooms and a bathroom.

The recently polished floors are made of terrazzo, the window frames are original wooden shutters, the heating system is connected to natural gas and the boiler was installed less than two years ago, the electrical system needs updating.

Internally, the living area, connected by an original stone archway, can be reorganized in a modern way, with the possibility of creating a modern open space separate from the sleeping area.

The strategic location of this property allows you to experience Arpino on foot and take advantage of all the city services, we are in fact 50 meters from the car park on Corso Tulliano and 150 meters from Piazza Municipio.

Excellent investment.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1775	Reason: Sale
Categoria: typical historical house	Address: Via Lucio Fadio
Zip Code: 3033	Municipality: Arpino
Total Square Meters: 120 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 8
State of Preservation: Good	Level: On two-levels
Total Floor: 2	Heating: Heating
Age Construction: 1700	Balconies: Present, 2 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 40 □
Fastweb Coverage	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	





