

typical historical house for sale in Arce centro storico

€ 65.000

Ref. AC99-149-1785



98 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4

"Garden Miramonti"

A timeless jewel in the heart of Arce's historic center.

There are houses that can be visited.

And then there are places that are experienced, that excite you from the first moment and that manage to tell a story even before crossing the threshold.

In the heart of Arce's historic center, at Via Manfredi 70, we offer for sale a traditional residence of rare beauty, expertly renovated to preserve all its traditional charm while offering the comforts of a modern residence. This exclusive, move-in home has been lovingly designed with every detail and crafted using high-quality materials.

The house extends entirely over a comfortable mezzanine floor of approximately 100 square meters and welcomes its guests into a bright living area consisting of an eat-in kitchen open to the living room, embellished with a splendid, fully restored fireplace, the true heart of the home, capable of creating a warm and refined atmosphere all year round.

The spacious, air-conditioned double bedroom is an oasis of tranquility, while the bathroom, completely renovated with quality finishes, completes the interior with elegance and functionality.

But it is when going outside that this property reveals all its uniqueness.

A magnificent paved courtyard, expertly restored, opens onto a delightful private garden where stone, brick, fruit trees

and green spaces interact in perfect harmony.

Every corner has been designed to be experienced: from breakfast outdoors on summer mornings, to aperitifs at sunset, to dinners under the stars.

And then there's her, the view.

A simply breathtaking view overlooking the entire valley, giving a feeling of freedom and serenity that is difficult to describe in words.

Each season paints a different landscape, transforming this natural terrace into one of the most evocative places in the entire village.

The property also includes a splendid, completely restored room, where the ancient stone walls have been restored to their original beauty.

A spacious and characterful space, ideal as a tavern, tasting room, convivial environment, study, or area dedicated to your passions.

Making this offer even more exclusive is a second garden, located a few steps from the house but with its own independent entrance.

Here, an elegant wooden porch creates a private and welcoming corner, perfect for relaxing in the quiet, always accompanied by a spectacular view of the valley.

This home represents a rare opportunity for those who wish to experience the authenticity of a historic village without sacrificing quality, elegance, and outdoor spaces-elements increasingly difficult to find in the heart of historic centers.

It's not just a house.

It is a refuge, a place where time slows down, where every sunset becomes a private spectacle, and where history meets comfort in perfect balance.

A true gem, ready to welcome anyone who falls in love with it at first sight.

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

Certification

Energy Class: G

Features

Code: AC99-149-1785	Reason: Sale
Categoria: typical historical house	Address: Via Manfredi, 70
Zip Code: 3032	Municipality: Arce
Zona: centro storico	Total Square Meters: 98 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 4	State of Preservation: Restored
Level: Mezzanine	Heating: Heating
Garden: Private, 30 sq.m.	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	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	



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