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## **Apartment for sale in Arce centro storico € 38.000 Ref. AC99-149-1786**



**90 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

### "Marconi House"

In the heart of Arce, a characteristic village in the province of Frosinone, precisely on Via Guglielmo Marconi, we offer for sale an interesting apartment located on the first floor of a small building consisting of only two levels.

The location is one of the property's main strengths: nestled in a quiet, residential area, it offers easy access to the town's main amenities, such as schools, shops, offices, and public transport. It also offers excellent connections to the Via Casilina and the nearby Ceprano A1 motorway exit, which allows for quick travel to Rome and Naples.

Arce train station also offers further connections to the surrounding area.

The apartment, approximately 90 square meters in size, requires renovation, making it ideal for those looking to create a personalized home that reflects their style and needs, as well as for those seeking a real estate investment with excellent potential for growth.

The large and welcoming entrance leads directly to the eat-in kitchen, a bright space enhanced by a splendid panoramic view of the surrounding valley, offering a pleasant sense of tranquility and openness to the landscape.

Continuing, you enter the living room, which features a comfortable balcony. Thanks to its generous size, this room can easily be transformed into a third bedroom, offering an even more functional layout.

The sleeping area consists of two spacious bedrooms and a bathroom.

The internal layout allows for numerous possibilities for redistributing the spaces, allowing for the creation of a modern living solution that is perfectly adaptable to different family or investment needs.

Completing the property is a practical warehouse on the ground floor, ideal for storing tools, materials, or everyday items. A large outdoor parking area is also available, making parking easy.

Thanks to its location, spacious interiors, splendid panoramic views, and numerous customization options, this property represents an exciting opportunity for those looking to create a custom home or invest in a property with great potential in the charming setting of Arce.

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

## Certification

**Energy Class:** G

## Features

|                      |                                    |
|----------------------|------------------------------------|
| Code: AC99-149-1786  | Reason: Sale                       |
| Categoria: Apartment | Address: Via Guglielmo Marconi, 25 |
| Zip Code: 3032       | Municipality: Arce                 |
| Zona: centro storico | Total Square Meters: 90 sq.m.      |
| Bedrooms: 2          | Bathrooms: 1                       |
| Rooms: 5             | State of Preservation: Be Restored |
| Level: 1             | Total Floor: 2                     |
| Heating: Heating     | Parking: Uncovered Parking         |
| Balconies: Present   | Kitchen: Regular Kitchen           |
| Closet               | ADSL Coverage                      |
| Fastweb Coverage     | Air-Conditioned                    |
| Wooden Window Frames | Shutters                           |

## 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  |                  |











