
detached house for sale in Arce Tramonti € 198.000 Ref. AC99-149-1811



295 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 11

"House among the Olive Trees" In the charming Tramonti area, in the Arce district, in the province of Frosinone, we offer for sale a spacious detached house of approximately 295 square meters, surrounded by approximately 9,500 square meters of land, with olive trees, fruit trees, a well, and large outdoor spaces. The property enjoys a panoramic and private location, surrounded by greenery and offering a pleasant view of the surrounding valley. It's an ideal solution for those seeking a quiet and independent lifestyle without sacrificing convenient transportation. Arce is located in the Liri Valley, an area rich in history, nature, and traditions. The house is located near the Via Casilina (SS6) and the SS82 Liri Valley road, with easy access to the A1 motorway. The Arce train station, on the Roccasecca-Avezzano line, is also nearby. The property is spread over two levels and features large and versatile rooms. On the mezzanine floor is the main residence, currently in good general condition and habitable immediately. The entrance leads to the spacious kitchen with fireplace, an ideal space for everyday life and convivial moments. The living area also includes a bright sitting room. The sleeping area consists of two bedrooms and a large bathroom. The numerous balconies allow for natural light and views of the surrounding landscape, creating a pleasant connection between the interior and exterior spaces. Almost all rooms have access to or overlook the various panoramic balconies. The basement, also of considerable size, further expands the potential of the property. Here we find a characteristic rustic kitchen with a working wood-fired oven, ideal for preparing bread, pizza, and other specialties, as well as several rooms used for storage and a second bathroom. The wood-fired oven

adds a special touch of charm to the property, perfect for those who love traditional cuisine and want to enjoy pleasant convivial moments in an authentic rustic setting. The layout and size of the rooms allow us to evaluate, subject to urban planning, land registry, and technical inspections, the possibility of transforming this part of the house into a second independent residential unit. This feature makes the property particularly interesting for large families, for those who need separate spaces for multiple households, or for those who want to create an additional housing solution. Access to the property is completely independent, through a private entrance that leads directly to the house. Outside there is a comfortable paved courtyard, which can be used as a parking area and as an outdoor living space. The property also features a solar panel and an alarm system, which contribute respectively to the efficiency of the house and the security of the rooms. The property's true added value is the approximately 9,500 m2 of land surrounding the house, which reinforces its completely independent character. The land includes approximately 50 olive trees, as well as several fruit trees, offering the opportunity to fully experience the countryside and dedicate yourself to a small agricultural production for family use. There is also a well, potentially useful for irrigation and land management; its actual usability will need to be verified based on the technical characteristics and existing permit requirements. The presence of olive trees, an orchard, large green spaces, and the house's natural setting give the property an authentic, relaxing, and private atmosphere. This property represents an exciting opportunity for those seeking a spacious, private, and tranquil detached home with plenty of land, plus the option to further customize and enhance the available space. The property could be ideal as a main residence, a country house, a home for a large family, a solution for two families, subject to the possibility of creating a second unit, or as a property with land to cultivate and develop. A panoramic and detached house with spacious living spaces, a rustic kitchen with a working wood-burning oven, solar panels, an alarm system, and a large private plot of land, immersed in the greenery of the Liri Valley yet well connected to major towns and roads. For information, call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1811	Reason: Sale
Categoria: detached house	Address: Via Tramonti, snc
Zip Code: 3032	Municipality: Arce
Zona: Tramonti	Total Square Meters: 295 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 11	State of Preservation: Good
Level: On two-levels	Heating: Heating
Parking: Uncovered Parking	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
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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