

**touristic for sale in Arce  
Tramonti  
€ 800.000  
Ref. AC99-2732**



**1.335 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 30**

"Colle Olivo"

In Arce (FR), Via Colleone, we are selling a sports complex used as a farmhouse.

This is a sports/accommodation complex located on an area of approximately six hectares, surrounded by greenery, located in the area of Arce (FR), which is located halfway between Rome (approximately 90 km) and Naples (approximately 100 km) .

In particular, the location of the property is strategic with respect to the most important historical/artistic attractions of lower Lazio, among which the following can be highlighted:

The particularly interesting archaeological site of the ancient Roman city of Fregellae, which is about 5 km away, extends for about 90 hectares between the territories of Arce and Ceprano. The ancient city of Arpino (FR) is about 10 km away; The Abbey of Casamari is about 25 km away; The Abbey of Montecassino is about 35 km away (founded in 529 by San Benedetto da Norcia); Certosa di Trisulti is about 55 km away, it is a monastery located in the municipality of Collepardo, in the province of Frosinone ; Sperlonga (LT) is about 30 km away; Gaeta (LT) is about 55 km away; San Felice Circeo (LT) is about 75 km away; Pescasseroli (AQ), in the Abruzzo region, is about 70 km away. Roccaraso (AQ), in the Abruzzo region Abruzzo is about 100 km away. The tourist-accommodation complex consists of:

Ancient farmhouse inside which there are five rooms arranged on two floors, one of which is an attic, all equipped with

bathroom, as well as kitchen and living room on the ground floor, also with bathroom; Adjacent to the farmhouse there is a semi-Olympic swimming pool with non-slip flooring on the edge swimming pool and lawn, sand beach volleyball court and paved banquet area; Large terrace overlooking the pool with bar; Restaurant complete with equipment and facilities (over 600 m2), equipped with bathrooms with disabled access and adjacent warehouse and large porch that runs alongside the rooms; Stable made up of 25 boxes with adjacent riding field with sand bottom measuring 30-60, and field with sand bottom measuring 20-40; Caretaker's house; Multipurpose grass field; Ample parking and green areas inside the area. A unique investment at a special price.

Price negotiable.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-2732	Reason: Sale
Categoria: touristic	Address: Via Colleone, snc
Zip Code: 3032	Municipality: Arce
Zona: Tramonti	Total Square Meters: 1.335 sq.m.
Bedrooms: 5	Bathrooms: 7
Rooms: 30	State of Preservation: Good
Level: Ground Floor	Heating: Heating
Parking: Carport	Age Construction: 2000
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Double	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Predisposition for Alarm

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools

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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



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

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