

**farmhouse**  
**Tramonti**  
**€ 48.000**  
**Ref. AC99-149-1069**



**105 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

Casale Germani

In Arce, in a strategic position and surrounded by greenery, we offer for sale a stone farmhouse to be restored with a large flat and hilly park of about 2 hectares.

The property has two independent entrances, spread over two levels connected to each other both internally and externally.

It consists of an entrance hall, kitchen with fireplace, two large double bedrooms, bathroom and two further rooms on the floor below used as a cellar and rustic kitchen.

The farmhouse was built in the 40s but the roof was redone just over 20 years ago.

Around the property we find a large flat garden of over 500 meters, which, going up, then takes a large part of the hill near the house for a total of further 19,500 meters. From the top of the land it is possible to admire a wonderful panorama, the green hills of Ciociaria and the medieval Rocca D'arce.

A little less than a kilometer from the Casale there is Via Casilina, where all the city services are present (municipality, post office, supermarkets, pharmacies, etc.)

Excellent Investment.

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## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Tramonti, snc

**Zip Code:** 3032

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 6

**State of Preservation:** Be Restored

**Level:** On two-levels

**Parking:** Uncovered Parking

**Age Construction:** 1940

**Garden:** Private, 500 sq.m

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 15 □

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

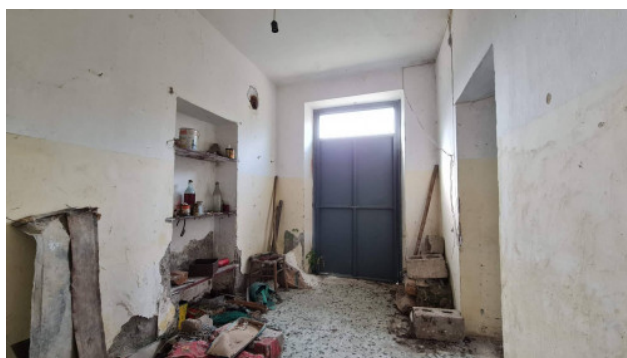
High Schools

Cafe

Post Offices

Municipal Offices











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

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