

**farmhouse**  
**€ 19.000**  
**Ref. AC99-149-1112**



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

**Casale Manlio**

In Arpino, (Loc. Colle Magnavino) a few km from the historic acropolis of Civitavecchia di Arpino, we offer for sale an ancient original stone farmhouse with independent entrance and private garden of 500 square meters.

The property as a whole is in need of renovation, but has retained all the historical charm both internally and externally. The structure is entirely in stone, the floors and the ceiling are in wood, partly in good condition and partly to be replaced.

It has two entrances, the main one (first cadastral floor) is accessed by a stone staircase, to welcome us there is a panoramic terrace that precedes the entrance, the large living area with lounge and open kitchen, double bedroom and bathroom.

On the ground floor there is a rustic area consisting of a kitchen with a huge fireplace and direct access to the garden with an artesian well and a characteristic nineteenth-century grotto.

A further uniqueness present inside the farmhouse is the internal trap door that connects the two rooms on the ground floor, still functional, used in the Second World War to shelter from bombing.

Utilities are disconnected, but water, electricity and internet are present.

Unique investment.

For information and / or appointments 3493400492 (Federico) - 0776 566289 - For international Clients 00393348094290 (Claudia)

**Certification**

**Energy Class:** G

## Property Informations

**Address:** Via Marrone, snc**Zip Code:** 3033**Bedrooms:** 2**Bathrooms:** 1**Rooms:** 6**State of Preservation:** Be Restored**Level:** On two-levels**Total Floor:** 2**Age Construction:** 1800**Terrace:** Present, 8 sq.m**Garden:** Private, 500 sq.m**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 10 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Bike Lanes

Public Transport

Cafe





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

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