

**Villa**  
**€ 450.000**  
**Ref. AC99-149-1132**



**320 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

"Villa Caruso"

In Arpino (FR) Via Quaglieri Vecchio, in a panoramic and sunny area, we are selling this particular villa with swimming pool built in the late 90s.

The property is on two levels in addition to the floor below the street where we find a large garage, cellars and storage rooms.

The villa for sale has a garden and surrounding agricultural land as well as another rustic building/ruin to be restored.

The property enjoys absolute privacy and a spectacular view.

The living area has a porch overlooking the pool while the sleeping area on the first floor has guest rooms.

In addition, particular attention has been paid to the fitness area with a large glass room overlooking the valley below.

This beautiful, completely fenced-in villa will make you fall in love at first sight and can be purchased at the special price of €450,000.00.

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

## Certification

**Energy Class: F**

## Property Informations

**Address:** Via Quaglieri Vecchio, 12

**Zip Code:** 3033

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 10

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 1995

**Balconies:** Present

**Terrace:** Present, 15 sq.m

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Double, 50 sq.m

## Features

Terrace: 15 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 25 □

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Jacuzzi

Shower

Predisposition for Alarm

Safe-Deposit Box

## 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



















