

**Villa
Fraiola
€ 95.000
Ref. AC99-149-1163**



350 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 16

Villa Loreto

In Rocca D'Arce (locality Fraiola) we offer for sale a 350 sqm villa in good condition, spread over four levels with garage, cellar, garden with olive grove and exclusive 2000 sqm land.

The property was built with a regular project in the mid-80s, has both driveway and pedestrian access and is developed as follows: on the ground floor there is a large entrance hall, double living room with open kitchen, double bedroom, two bathrooms, 30 sqm terrace and panoramic balcony; a comfortable marble staircase leads to the first floor of the Villa where there is the sleeping area with three large double bedrooms and a lovely bathroom in perfect French style of 25 square meters.

On the first floor below there is another apartment of 90 square meters to be finished with double access both inside and outside the Villa, further descending to the second floor below there is the cellar with the garage.

Overall, the property is in good condition, the structure is made of blocks full of reinforced concrete, the roof is in excellent condition, the windows and shutters are made of wood, electrical and plumbing systems are active and functioning. The land of 2000 square meters has direct access from the garden and gently descends to the bottom of the valley.

The villa has a very suggestive panorama, it is located in one of the most characteristic points of Ciociaria, on one side you can admire the green hills and on the other the perfectly flat Valle Del Liri, full of characteristic villages.

It is well connected to all public services and almost equidistant from two motorway exits, that of Ceprano and that of Pontecorvo-Castrocielo.

It is sold fully furnished.

Excellent investment.

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

Certification

Energy Class: G

Property Informations

Address: Via Fraioli **Zip Code:** 3030

Bedrooms: 5 **Bathrooms:** 3

Rooms: 16 **State of Preservation:** Good

Level: Buildings **Total Floor:** 3

Parking: Uncovered Parking **Age Construction:** 1980

Balconies: Present, 10 sq.m **Terrace:** Present, 150 sq.m

Garden: Private, 150 sq.m **Kitchen:** Regular Kitchen

Box: Single

Features

Terrace: 150 □ Tv Antenna: Autonomous Tv SAT: Autonomous

Closet ADSL Coverage Cellar: 40 □

Fastweb Coverage Fireplace Telephone System

Shower Wooden Window Frames Shutters

Nearby

Football Fields Fitness Centers Tennis Courts Bike Lanes

Public Transport Post Offices Municipal Offices







