

**detached house**  
**€ 95.000**  
**Ref. AC99-149-1221**



**190 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 10**

Paula house

In Arce (Loc. Collenoci) we offer for sale a detached house on two levels built in the mid-70s in reinforced concrete with a 1500-metre garden with about 35 centuries-old olive trees, in a panoramic, sunny position surrounded by greenery.

The main apartment develops entirely on the ground floor entrance, and consists of a large entrance hall, lounge, three bedrooms, eat-in kitchen with fireplace, bathroom and double perimeter balcony.

The internal staircase leads directly to the floor below, also all above ground, where we find the garage and three other large rooms, ideal for use as a hobby room with rustic kitchen.

Being in a hilly area, one part of the garden is flat, while the other descends gently towards the valley, guaranteeing an ever green and sunny panorama thanks to the 360 degree open exposure.

Structurally, the house is in excellent condition, the roof is in perfect condition and all systems are functional, so it is immediately habitable internally. Externally it needs a simple plaster finish.

Excellent investment.

For information or appointments 3493400492 - For international Clients 00393348094290

## **Certification**

**Energy Class: G**

## Property Informations

**Address:** Via Collenoci, 38

**Zip Code:** 3032

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 10

**State of Preservation:** Good

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 1975

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

**Terrace:** Present, 40 sq.m

**Garden:** Private, 1.560 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double, 40 sq.m

## Features

Terrace: 40 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 20 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

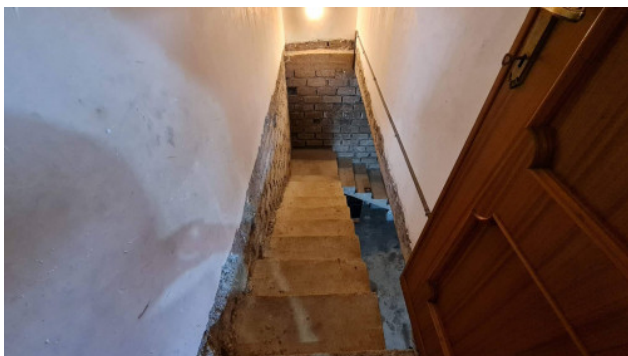
Post Offices

Municipal Offices













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