

**detached house**  
**€ 110.000**  
**Ref. AC99-149-1249**



**220 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 12**

Sylvie house

In Arpino (C.da Morroni) in a sunny and panoramic position, we offer for sale a detached house on two levels in an excellent state of maintenance with courtyard, cellar and parking space.

The property has an independent entrance, on the ground floor it consists of an entrance hall, lounge with fireplace, kitchen, two double bedrooms, bathroom, balcony and closet. A comfortable marble staircase leads to the upper floor, made up of two bedrooms, study and bathroom.

From the kitchen, thanks to the external terracotta staircase, you can access the basement floor of the cellars, also excellently maintained, consisting of a first room used as a rustic kitchen, and then two further technical rooms with autoclave and tank.

The electrical system is fully functional, the heating system works both with a boiler and with air, given that new hot and cold air conditioners were installed last year.

The roof is in excellent condition, the windows are in double glazed aluminum with shutters also in aluminum.

The large terrace allows you to enjoy a panoramic view of the green countryside of Arpino, in a quiet residential area where you can relax and enjoy nature.

Excellent Investment.

For information or appointments 3493400492 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Morroni

**Zip Code:** 3033

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 12

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 1940

**Balconies:** Present, 6 sq.m

**Terrace:** Present, 50 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace: 50 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 50 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Aluminum Frames

Shutters

## Nearby

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices











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

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