

## Single House

### € 65.000

### Ref. AC99-149-1324



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

#### "Belfry House"

In Arce, in Via Campanile, we offer for sale a detached house with garden.

The property requires renovation and covers an area of approximately 140 m2.

On the ground floor, there is access to a large lounge that can be used as a hobby room, thus offering a versatile space suitable for being customized according to the owners' needs.

Furthermore, on the ground floor there is a convenient garage, which allows you to easily park a car and offers ample space for storing equipment and other objects.

On the first floor of the house there are two bedrooms, both equipped with a small balcony that offers a panoramic view of the garden.

Furthermore, in the rear part of the house there is an annex which currently serves as a laboratory, but which also requires renovation.

This annex offers the possibility of creating an additional space, which could be used as a study, office or for other activities according to the owners' preferences.

Overall, the property represents an attractive opportunity for those looking to create their own custom home.

Its quiet location in Arce, combined with the presence of a garden and internal spaces to be renovated, offers many possibilities for potential development and adaptation to the needs of future owners.

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

## Property Informations

**Address:** Via Campanile, 39

**Zip Code:** 3033

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 6

**State of Preservation:** Be Restored

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 1967

**Balconies:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Shower

## 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



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

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