

## **detached house**

### **€ 139.000**

### **Ref. AC99-149-1354**



**150 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

#### "Mirella House"

In Arce (FR) in Via Pantanelle and more precisely in the "Isoletta" area, we offer for sale a villa with garden.

The property, in excellent condition and with a modern design, offers a living area of approximately 150 m2.

The entrance leads to a spacious eat-in kitchen, ideal for convivial moments and for preparing delicious meals.

The living area is characterized by a large living room, where there is a thermo fireplace which creates a welcoming and relaxing atmosphere.

The property has four bedrooms, perfect for hosting a large family or for creating studios or personalized spaces.

The two bathrooms, also modern and well finished, guarantee comfort and functionality.

One of the valuable elements of this house is the garden that surrounds it, well cared for with ornamental plants.

This outdoor space offers the possibility of spending pleasant moments in the open air, organizing dinners and lunches in the shade of trees and plants.

Furthermore, a splendid veranda with attention to the smallest details with a wood-burning oven allows you to enjoy the garden in every season of the year.

The property also includes a storage room, useful for storing equipment or seasonal items.

The furnishings in the apartment are of modern design and contribute to enriching the sophisticated and comfortable atmosphere of the environment.

In summary, this villa offers a large, modern and well-kept living space, with a generously sized garden, a furnished veranda and quality furnishings.

Its strategic position in Arce and its characteristics make it ideal for those who want a high-level housing solution.  
 For information and/or visits call 0776566289 or 3487607909. For english speakers: 00393348094290.

## Property Informations

**Address:** Via Pantanelle, 1

**Zip Code:** 3032

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 8

**State of Preservation:** Excellent

**Level:** Ground Floor

**Garden:** Private, 1.500 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

## 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



















