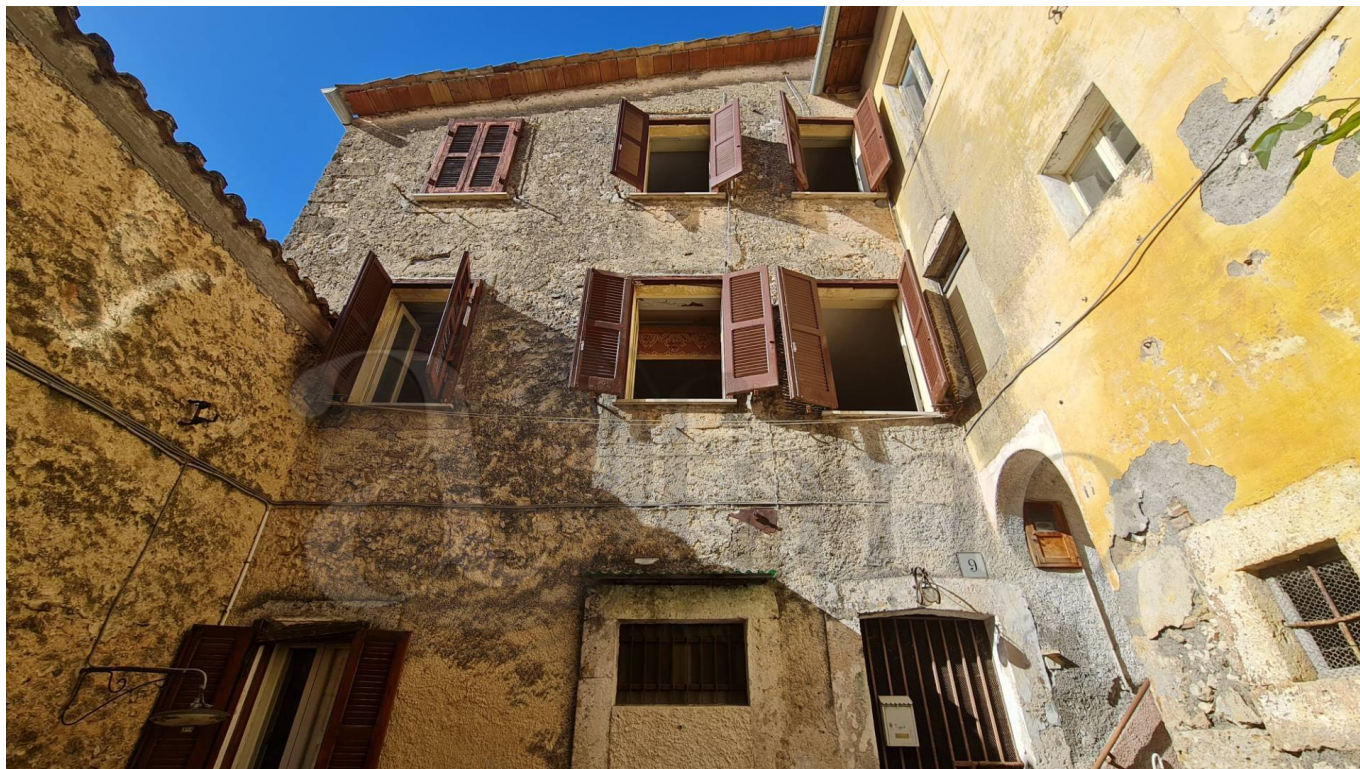


whole building

Confidential Negotiation

Ref. AC99-149-1355



200 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

Palazzo Ranaldi

In Arpino, (V.lo Filippo Castaldi) we are pleased to offer for sale an interesting historic building from the 18th century with an exclusive 150m2 panoramic roof garden.

The property is spread over four levels, on the ground floor there is a cellar with an adjoining stone grotto and wooden ceilings with exposed beams.

The original stone external staircase leads to the various floors, on the first there is an entrance hall, lounge with fireplace, double bedroom and bathroom; on the second floor we find another apartment divided into a corridor, kitchen, two bedrooms and bathroom; the third and last floor is certainly the most suggestive, a wrought iron door leads us to the external path made of original Arpino cobbles (small stones), followed by a large room with original 19th century floors used in the past as a third rustic kitchen for summer.

After which you enter the characteristic 150 meter garden, perfectly flat and remaining intact in its originality, made up of stone basins and a stepped staircase that leads to the second entrance of the building, an exclusive and independent access from Via Greca, one of the most characteristic of the village.

The panorama that can be admired is wonderful, this particular position allows you to admire the entire village of Arpino and its Ladislao castle, the surrounding hills and beautiful sunsets that are different every time.

The structure and roof are in excellent condition, the fixtures and doors are made of wood, the electrical system needs to be updated, the plumbing system is functional, while the heating system is absent.

Excellent investment.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Vicolo Filippo Castaldi, 9 - 11 - 13

Zip Code: 3033

Bedrooms: 4

Bathrooms: 2

Rooms: 10

State of Preservation: Good

Level: Buildings

Total Floor: 4

Age Construction: 1700

Garden: Private, 144 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 20 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

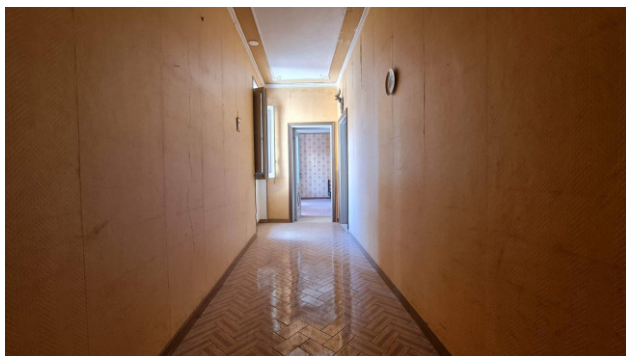
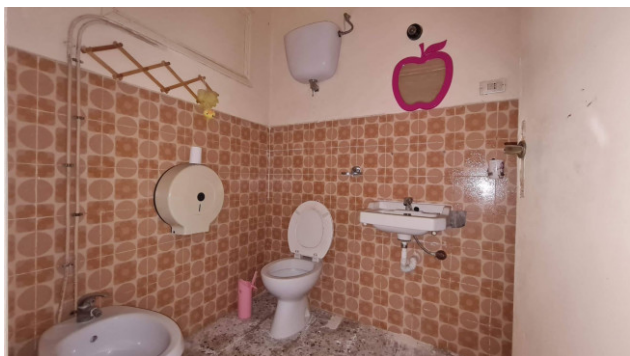
Post Offices

Municipal Offices

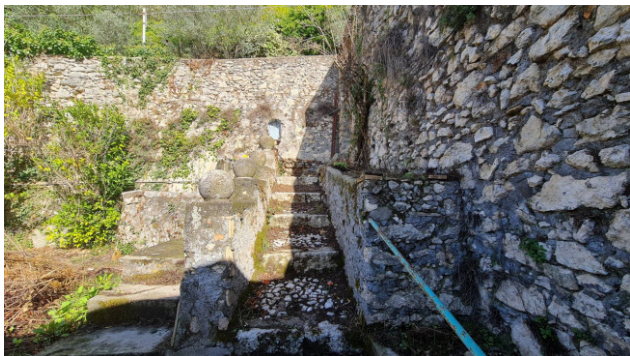


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