

# Villa Vallefredda Confidential Negotiation Ref. AC99-2566



**370 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10**

Villa "Weston"

In the characteristic and historic town of Arpino, in the heart of Ciociaria, on the road that connects the "City of Cicerone" with Isola del Liri (City of the waterfall), in the "Vallefredda" area, we sell a magnificent villa, newly built with a panoramic view on the Liri Valley. The villa is surrounded by greenery and has both a large garden and a land of about 10,000 square meters with ornamental and fruit plants.

The access to the property is through a private driveway that opens to the top of the hill, where the villa is located.

The property is about 370 square meters with large terraces connected by balconies from which you can fully enjoy the breathtaking view.

The house built in reinforced concrete is spread over two levels, on the first floor there are three large bedrooms, very large kitchen, living room and two bathrooms while on the ground floor, partly rough, we find various rooms including garage, storage, warehouse, laundry, bathroom and various services.

The entire villa was built with high quality materials.

The surrounding space offers a perfect area for a swimming pool with views both to the front and to the rear of the villa.

In the lower part of the hill there are old stables / sheds that can be restored or used for gazebos, tennis courts or other needs.

The villa is suitable for family needs, couples or any business for investment use.

For further information and / or on-site visits, call 0776566289 or 3487607909. For english speakers: 00393348094290.

## Certification

**Energy Class:** F

## Property Informations

**Address:** VIA VALLEFREDDA, SNC

**Zip Code:** 3033

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 10

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Carport

**Age Construction:** 2000

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace

Tv Antenna: Autonomous

Porch

ADSL Coverage

Cellar

Fastweb Coverage

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm



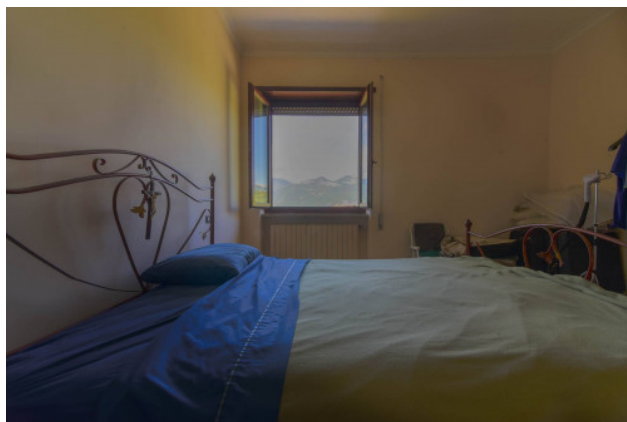


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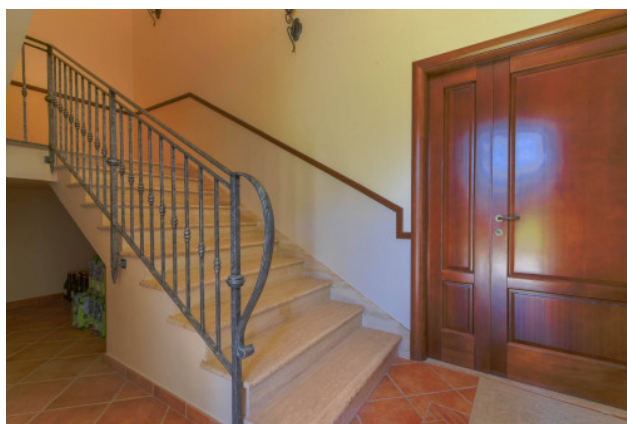
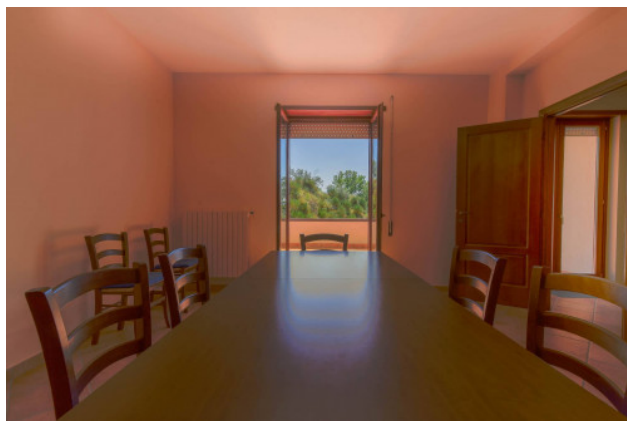
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