

**touristic  
Tramonti  
€ 800.000 negotiable  
Ref. AC99-2732**



**1.335 sq.m | Bathrooms: 7 | Bedrooms: 5 | Rooms: 30**

**"Colle Olivo"**

In Arce (FR), Via Colleone, we are selling a sports complex used as a farmhouse.

This is a sports/accommodation complex located on an area of approximately six hectares, surrounded by greenery, located in the area of Arce (FR), which is located halfway between Rome (approximately 90 km) and Naples (approximately 100 km) .

In particular, the location of the property is strategic with respect to the most important historical/artistic attractions of lower Lazio, among which the following can be highlighted:

The particularly interesting archaeological site of the ancient Roman city of Fregellae, which is about 5 km away, extends for about 90 hectares between the territories of Arce and Ceprano. The ancient city of Arpino (FR) is about 10 km away; The Abbey of Casamari is about 25 km away; The Abbey of Montecassino is about 35 km away (founded in 529 by San Benedetto da Norcia); Certosa di Trisulti is about 55 km away, it is a monastery located in the municipality of Collepardo, in the province of Frosinone ; Sperlonga (LT) is about 30 km away; Gaeta (LT) is about 55 km away; San Felice Circeo (LT) is about 75 km away; Pescasseroli (AQ), in the Abruzzo region, is about 70 km away. Roccaraso (AQ), in the Abruzzo region Abruzzo is about 100 km away. The tourist-accommodation complex consists of:

Ancient farmhouse inside which there are five rooms arranged on two floors, one of which is an attic, all equipped with bathroom, as well as kitchen and living room on the ground floor, also with bathroom; Adjacent to the farmhouse there is a semi-Olympic swimming pool with non-slip flooring on the edge swimming pool and lawn, sand beach volleyball court and paved banquet area; Large terrace

overlooking the pool with bar; Restaurant complete with equipment and facilities (over 600 m2), equipped with bathrooms with disabled access and adjacent warehouse and large porch that runs alongside the rooms; Stable made up of 25 boxes with adjacent riding field with sand bottom measuring 30-60, and field with sand bottom measuring 20-40; Caretaker's house; Multipurpose grass field; Ample parking and green areas inside the area. A unique investment at a special price.

Price negotiable.

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

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Colleone, snc

**Zip Code:** 3032

**Bedrooms:** 5

**Bathrooms:** 7

**Rooms:** 30

**State of Preservation:** Good

**Level:** Ground Floor

**Parking:** Carport

**Age Construction:** 2000

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window 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











