



A GREEN OASIS
IN THE CENTER
OF ARPINO



POUCHAIN
REAL ESTATE

SINGLE-FAMILY TERRACED HOUSE WITH A LARGE GARDEN

In the heart of the historic center of Arpino, one of the most significant and ancient villages in the province of Frosinone, renowned for being the birthplace of Cicero and highly active in terms of culture and art, we offer for sale a charming three-story townhouse.

The property is spread over three above-ground levels, plus a semi-basement cellar, and its rare feature is the presence of a terraced garden adorned with olive trees, fruit trees, and a vineyard, covering approximately 770 square meters.

Access to the townhouse is through a picturesque typical alley in the center, leading to a room used as a living area. Behind this room, there is a corridor with stairs leading to the first floor. Here, you'll find the living area of the house, featuring a spacious and bright kitchen with a corner fireplace, a pantry, and access to the outdoor garden through a French door. There is also a bathroom at the rear. From the central corridor, you enter the living room, which is also well-lit and offers views of the inhabited center. Adjacent to the living room is a study with a view of the opposite side of the house. Finally, there is a dining area with a window overlooking the characteristic garden.

The second floor accommodates the sleeping area, comprising four bedrooms, two of which have balconies, and a bathroom. The rooms have opposing views, with two facing the garden and the others overlooking the historic center, providing captivating glimpses of the village's rooftops and the Acropolis of Arpino.

The uniqueness of this property lies in the presence of the extensive garden, a rare find in historic city centers. It is characterized by terraces at the base of a natural slope, a green jewel nestled among the historic buildings. Furthermore, the building's exposure on three sides provides natural light throughout the day and offers different and charming landscape views.

The overall condition of the property is good, with wooden windows and single glazing, as well as external metal shutters. It is equipped with individual heating, powered by a gas boiler.

The building is strategically located near the main square of the town, in close proximity to all essential services, yet it remains a tranquil and peaceful location.





PROPERTY DETAILS

AREA

Arpino | Frosinone

TYPE

Sky-land
with rooftop garden

FLOOR

Basement, ground,
first and second

ORIENTATION

N - W -S

CONDITION

Good

HEATING

Autonomus powered by gas

ENERGETIC CLASS

G class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/4 - Vineyard - Vineyard

CASDASTRAL INCOME

A/4 € 593,93

Vineyard r.d. € 6,06-r.a.€ 4,63

Vineyard r.d. € 0,68-r.a.€ 0,52



GROSS SQM

Ground floor 76 sqm

First floor 103 sqm

Second floor 91 sqm

Basement 62 sqm

Land 768 sqm

COMMERCIAL SQM

Total 382 sqm

Land 768 sqm

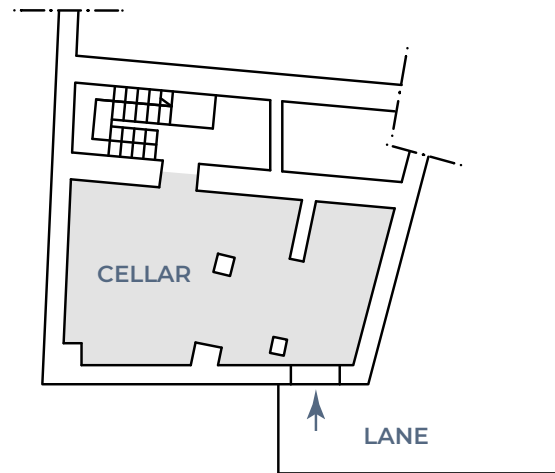
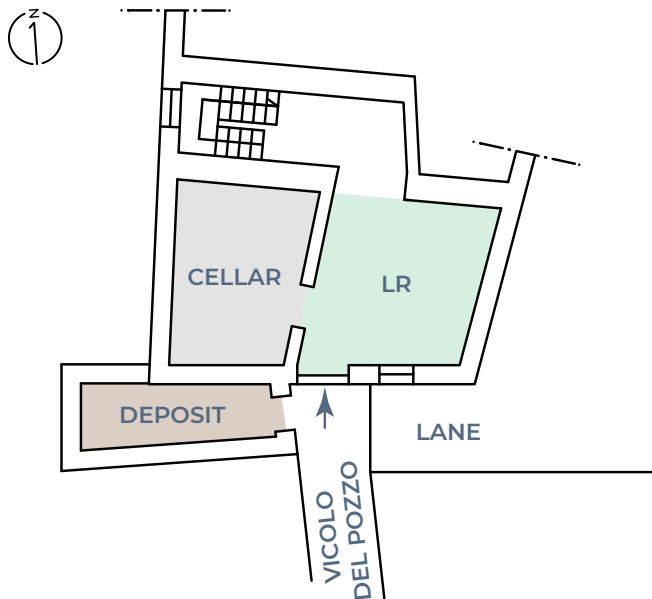
PRICE € 290.000,00





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GROUND FLOOR AND BASEMENT



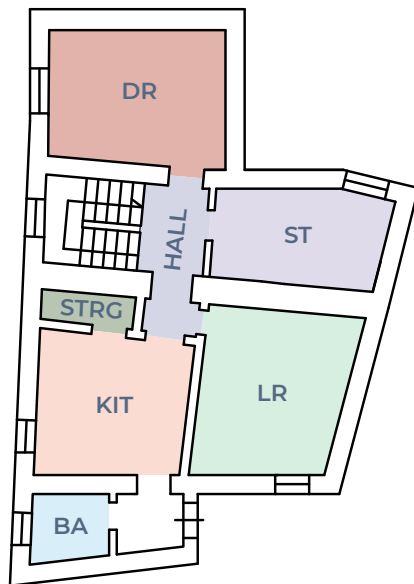
Legend

LR = living room





FIRST FLOOR



Legend

LR = living room
KIT = kitchen
BA = bathroom

DR = dining room
STRG = storage
ST = study





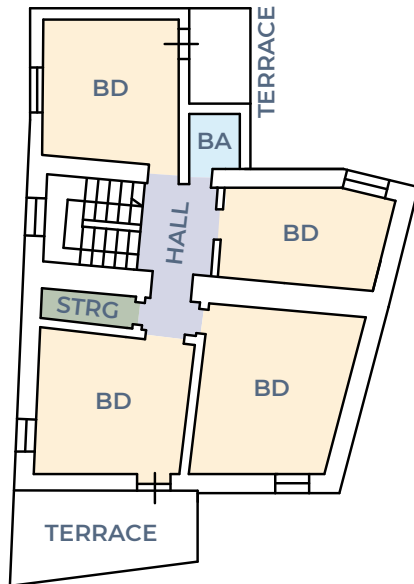








SECOND FLOOR



Legenda

BD = bedroom
BA = bathroom
STRG = storage

















LAND













Cora Rizzuto
Real Estate Agent
+39 347 2726885
+39 06 86935997





POUCHAIN REAL ESTATE S.R.L.

Via della Giustiniana, 990
00189 Roma | Italia
Tel. +39 06 86935997

info@pouchainre.com
www.pouchainre.com

C.F. e P.IVA 17013801000
C.C.I.A.A. di ROMA
REA RM 1690046
Capitale sociale 10.000€