

touristic
€ 295.000
Ref. AC99-149-1108



300 sq.m | Bathrooms: 8 | Bedrooms: 4 | Rooms: 10

Casale Daniela

In Trevi Nel Lazio, a unique town of its kind and an ancient pre-Roman center that still preserves the remains of cyclopean walls, we offer for sale an ancient stone farmhouse with adjoining catering business and B&B with very high profitability.

It is located in the Upper Aniene Valley, in the heart of the Simbruini Mountains Regional Park, right at the intersection of the two rivers, next to the historic and fascinating Trevi waterfall in Lazio, where the border between the province is. of Rome and that of Frosinone, but above all to the Sanctuary of the Holy Trinity, a very popular destination along the path of San Benedetto which attracts thousands of people a year.

The farmhouse has a courtyard and a garden and is all fenced. On the ground floor it is stacked as Local C / 1 used as a restaurant, with a large equipped and equipped kitchen, a bar corner, a covered dining room and a veranda for a total of over 150 seats. The bathrooms are internal (two) and external (4).

In addition to the indoor seats in the summer, there are also outdoor tables in the green hanging garden a few meters above the course of the Aniene river.

The first floor is accessed via an internal staircase, where we find 4 bedrooms with bathroom, used as a Bed and Breakfast for several years.

The property has a stone structure with concrete floors, roof in excellent condition.

One of the characteristics that make it unique is above all the position and the fact of being the only structure in this corner of Italy to have permits for catering in a regional park.

There is the possibility of hiking or nature trails and in the summer, swimming in the river, under the waterfall.

Unrepeatable investment.

For information and / or appointments 3493400492 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Contrada Comunacque, SNC

Zip Code: 3010

Bedrooms: 4

Bathrooms: 8

Rooms: 10

State of Preservation: Excellent

Level: Buildings

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1800

Garden: Private, 300 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Porch: 150 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

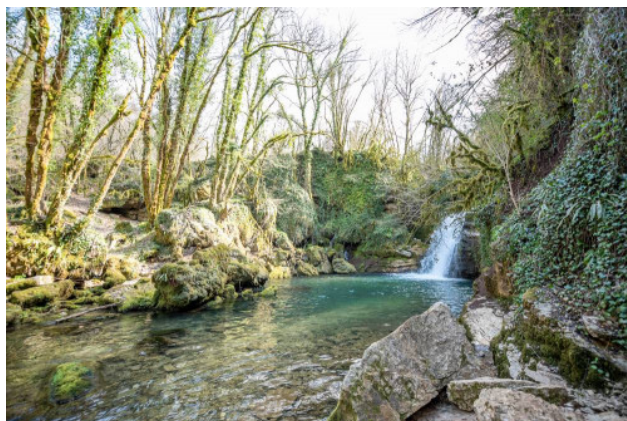
Wooden Window Frames

Aluminum Frames

Shutters

Nearby

Bike Lanes



Alfano Real Estate S.r.l.

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