

**farmhouse**  
**€ 68.000**  
**Ref. AC99-149-1218**



**300 sq.m | Bathrooms: 1 | Bedrooms: 4 | Rooms: 14**

**Casale Roberta**

In Aquino (Contrada Ravicelle) we offer for sale an ancient stone farmhouse of 300 square meters with about 5 hectares of private park spread over two levels and a characteristic stone tower with wood-burning oven.

The property is in precarious structural conditions, in the mid-70s it underwent a major renovation which involved the roof, attics and reorganization of the interior spaces with a regular project approved by the Municipality of Aquino.

The entrance to the property is very suggestive, a perfect meeting between history and nature, all immersed in this green park facing south - east and exposed to the sun throughout the day.

On the ground floor there is the living area comprising an entrance hall, kitchen, dining room with porch, bedroom, three cellars and garage. The external stone staircase leads to the first floor consisting of four bedrooms and a bathroom.

Much of the land and the courtyard in front of the Casale are perfectly flat, furthermore from any area of the park you can enjoy a panoramic and suggestive view because we are in a dominant and raised position with respect to the valley below, much lower than where the property stands .

Overall, the property needs to be restored, the electrical and plumbing systems need to be updated, while the heating system is absent as braziers or stone fireplaces were used in the past.

A corner of paradise just a few minutes from the heart of the town and a few km from the Rome - Naples motorway junction.

Excellent investment also for tourist/accommodation activities.

For information or appointments 3493400492 - For international Clients 00393348094290

## Certification

**Energy Class:** G

## Property Informations

**Address:** Contrada Ravicelle, 12

**Zip Code:** 3031

**Bedrooms:** 4

**Bathrooms:** 1

**Rooms:** 14

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 1900

**Balconies:** Present, 3 sq.m

**Garden:** Private, 500 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double, 30 sq.m

## Features

Tv Antenna: Autonomous

Porch: 15 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 60 □

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices





**Alfano Real Estate S.r.l.**

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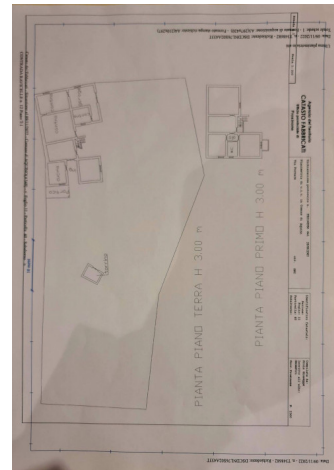




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