

**farmhouse**  
**€ 615.000**  
**Ref. AC99-149-1382**



**500 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 22**

"Casale Angela"

In Morolo, in the Sassone district, surrounded by nature and at the foot of the Lepini mountains, we offer for sale this beautiful, excellently renovated farmhouse.

The farmhouse, made entirely of stone, is surrounded by a suggestive landscape and completely fenced, offering privacy and tranquility.

The property has a spacious garden, perfect for enjoying relaxation outdoors, and a large porch, ideal for outdoor lunches and dinners.

The farmhouse is suitable both as a residential home and as a commercial structure, offering multiple possibilities of use.

The large gravelled forecourt offers convenient parking spaces, ensuring sufficient space to accommodate multiple vehicles.

Inside the farmhouse, there are five very large bedrooms, each with its own internal bathroom, ensuring comfort and privacy for all the inhabitants of the house.

Furthermore, there is a pantry with a service bathroom, a kitchen with a cozy sitting area and fireplace, and a large living room open to the ceiling, also equipped with a fireplace, perfect for winter evenings.

A beautiful entrance and an internal staircase lead to the upper floor, where the sleeping area is located.

Furthermore, on the ground floor an independent mini apartment of approximately 70 m2 has been created, with a bedroom, a bathroom, a living room with fireplace and a kitchen.

This solution also makes the property suitable for large families or those who wish to host guests.

The strategic position of the property, with the motorway toll booth just 4 km away and the Ferentino/Sora highway connecting nearby, makes it convenient for traveling to Rome and Naples. Furthermore, there is the possibility of extending the sale to include neighboring

land and a reception facility for ceremonies, offering further investment opportunities.

This property offers a unique combination of natural beauty, modern comfort and potential uses, making it an unmissable opportunity for those looking for a residential or commercial home in the evocative setting of Morolo.

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

## Certification

**Energy Class:** E

## Property Informations

**Address:** Contrada Sassone

**Zip Code:** 3017

**Bedrooms:** 5

**Bathrooms:** 6

**Rooms:** 22

**State of Preservation:** Restored

**Level:** On two-levels

**Parking:** Carport

**Age Construction:** 2004

**Balconies:** Present

**Terrace:** Present, 50 sq.m

**Garden:** Private, 3.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Terrace: 50 □

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

## 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

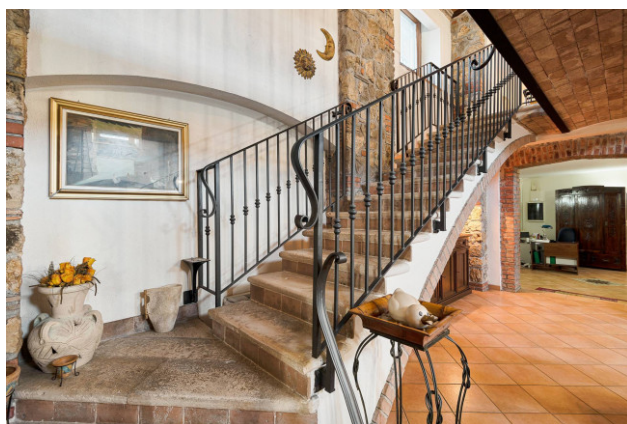
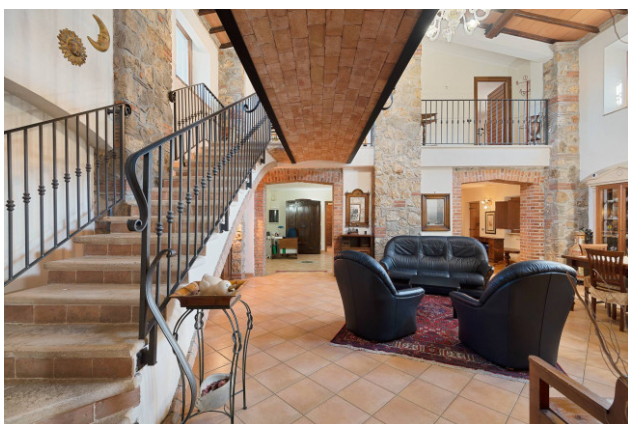
Shopping Centers

Municipal Offices





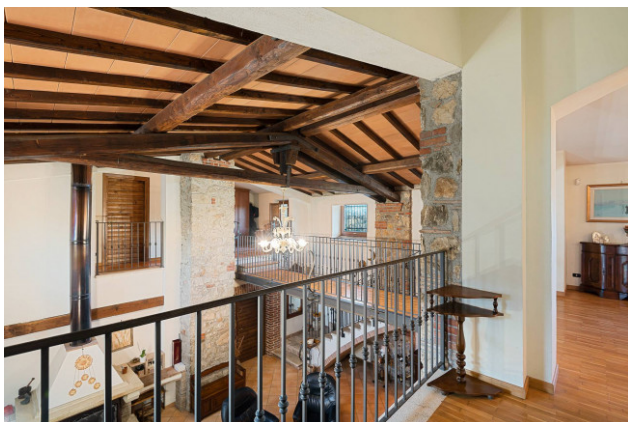




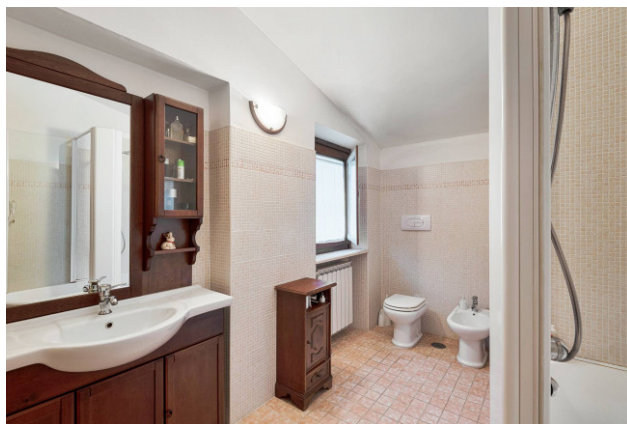
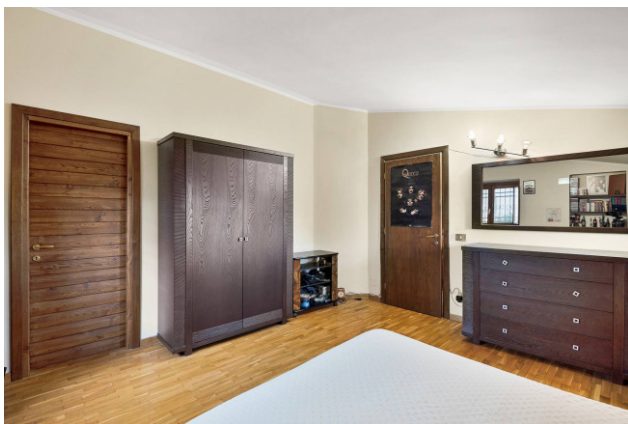




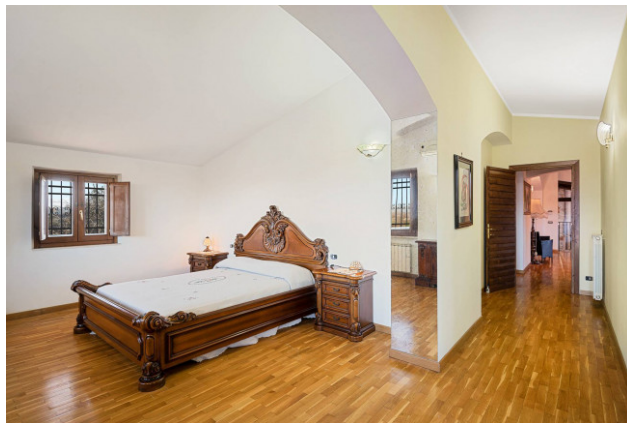
























**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603