

farmhouse
€ 595.000
Ref. AC99-149-1395



380 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 17

Casale Sabrina

In Ferentino, immersed in the green countryside of Ciociaria, we are pleased to offer an exclusive stone farmhouse completely renovated with adjoining outbuilding and park of approximately one hectare.

The property is in perfect condition, having been expertly restored in a conservative manner, preserving all the period finishes such as the terracotta floors and the original stone together with the electrical and heating systems (radiators and thermo fireplaces).

The main structure is spread over two levels, on the ground floor a wonderful porch of over 60 m2 and a perfectly functioning wood-burning stone oven precede the entrance, where as the first room we find a large dining room with wall fireplace, lounge, built-in eat-in kitchen, second porch of 35 m2 and bathroom made of Assisi stones with hydromassage tub.

Via the internal staircase you reach the first floor, where there is the sleeping area, made up of a double bedroom with en suite bathroom, second bedroom with bunk beds, third bedroom with lovely private loggia of 8 m2 and second bathroom also with ancient tub.

Adjacent to the farmhouse, there is this characteristic two-level annex, with heights of over 5 meters, consisting of a small living room with open built kitchen and bathroom on the ground floor and double bedroom on the first floor with bathroom and small balcony. The numerous and large windows make these environments unique in their kind, from which you can admire the surrounding green park.

A well-kept lawn embraces these two properties, all fenced with hedges and fruit trees, in the center of which a lovely one-of-a-kind terraced water garden has been created.

The land is well maintained, with lush vegetation of ornamental trees, fruit plants and over 80 olive trees.

The farmhouse is particularly quiet for experiencing nature in full relaxation and pleasantness but also close to very interesting

locations for pleasant historical, naturalistic and food and wine itineraries, about an hour from Rome and Naples reachable by the nearby motorway.

There is also the possibility of expanding the present volume to create a further property with 3 bedrooms and an adjoining swimming pool (project to be presented) and if interested in other land, there is the possibility of purchasing the land bordering the olive grove.

This wonderful property lends itself to multiple uses, both residential and commercial, as a location for private events.

For information or appointments 3493400492 - 0776566289 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Croce Tani

Bedrooms: 4

Bathrooms: 4

Rooms: 17

State of Preservation: Restored

Level: On two-levels

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1900

Garden: Private, 2.000 sq.m

Kitchen: Regular Kitchen

Features

Terrace: 20 □

Tv Antenna: Autonomous

Porch: 100 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

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.

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