

farmhouse
€ 865.000
Ref. AC99-149-1396



700 sq.m | Bathrooms: 11 | Bedrooms: 9 | Rooms: 25

Casale Elisabetta

In San Donato Val Di Comino, in the green and hilly countryside at the foot of the Abruzzo Lazio and Molise National Park, we are pleased to offer for sale two stone farmhouses immersed in a park with swimming pool and olive grove of over one hectare.

The properties are land registry separated and have two distinct uses: the first is the original building, arranged on 3 levels in local stone, dating back to the second half of the 19th century, expertly restored and divided into n. 4 apartments of different types, currently used as holiday homes. On the ground floor there are two studio apartments with living / sleeping room, kitchenette and bathroom; a first two-room apartment with entrance on the ground floor, internal marble staircase leading to the living room with open kitchen and sofa bed, bedroom on the second floor with exclusive terrace and bathroom; second two-room apartment, very suggestive because it is used as a loft with a mezzanine bedroom and large living room with kitchen, bathroom and exposed wooden beams. These four units guarantee a constant and important income throughout the calendar year, in winter for the ski season, in summer for the nature season.

The second farmhouse was designed and built more recently, in the early 2000s, but with a stone structure and wooden floors with terracotta floors on two levels.

It is currently the home of the owners and the main apartment is all on the first floor: it is composed of a double entrance, a double corner living room with fireplace and terrace, dining room, two double bedrooms, kitchen with second terrace, two bathrooms, the all with underfloor heating. On the ground floor we find a fifth studio apartment with living / sleeping room, kitchenette and bathroom also used as a holiday home, while in the other three rooms we find a large pantry, a garage and a technical room used as a boiler room. Not far from the farmhouses, along the lovely tree-lined avenue, we find the swimming pool, the pride of the property.

It is a very important structure, measuring 6 x 15 meters, 120 to 200 centimeters deep, it has an electric fence in the hedge that can be used to prevent animals from entering and a small house containing a room for seasonal equipment (umbrellas, deckchairs, etc.) and a second shower room reserved for bathers.

The surrounding green park is always cared for down to the smallest detail, the part near the swimming pool is full of fruit trees and a small grove, under which there is a spacious wrought iron gazebo with barbecue, ideal for summer lunches surrounded by nature.

In the highest part of the property there is a lush flat olive grove made up of 100 plants used to produce excellent local oil. Adjacent to the border, 20 solar thermal panels have been installed with storage tanks for 800 liters for hot water, and other 5 kW photovoltaic panels.

In all the various apartments all the systems are fully functional, there are hot/cold air conditioners, and in those used as holiday homes there are gas convector heaters.

The windows and doors are all made of double-glazed wood with mosquito nets, while in the property park there are both two automatic irrigation systems (one on the farmhouse side and one on the pool side) and two cisterns, one underground containing 100 thousand liters of non-potable water, the other external with a capacity of 30 thousand liters of drinking water.

This wonderful pair of completely renovated farmhouses lends itself to multiple uses, especially for private events such as ceremonies, to guarantee an even greater income than the current one.

One of a kind investment.

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

Certification

Energy Class: G

Property Informations

Address: Contrada San Fedele, SNC

Zip Code: 3046

Bedrooms: 9

Bathrooms: 11

Rooms: 25

State of Preservation: Restored

Level: Buildings

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 1900

Terrace: Present, 100 sq.m

Garden: Private, 3.000 sq.m

Kitchen: Exposed Kitchen

Box: Single

Features

Terrace: 100 □

Tv Antenna: Autonomous

Porch: 30 □

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Shutters

Nearby

Gyms

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

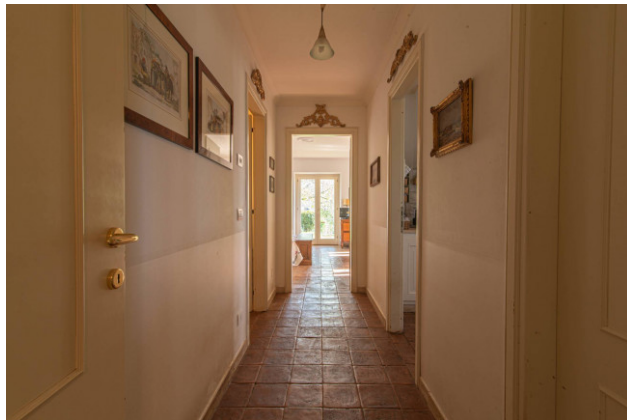
Cafe

Post Offices

Municipal Offices















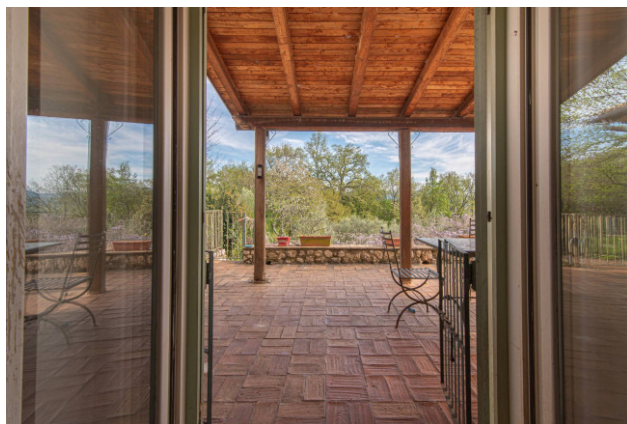














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