

farmhouse for sale in Ferentino

€ 490.000

Ref. AC99-149-1395



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

Casale Sabrina

In Ferentino, nestled in the green countryside of Ciociaria, we are pleased to offer an exclusive, fully renovated stone farmhouse with an annex and approximately one hectare of grounds.

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 stonework, along with the electrical and heating systems (radiators and fireplaces).

The main structure is spread over two levels. On the ground floor, a wonderful porch of over 60 square meters and a fully functional stone wood-burning oven lead to the entrance. The first room comprises a large dining room with a wall-mounted fireplace, a living room, a built-in kitchen, a second 35 square meter porch, and a bathroom made of Assisi stone with a hot tub.

The internal staircase leads to the first floor, where the sleeping area is located, consisting of a double bedroom with en suite bathroom, a second bedroom with bunk beds, a third bedroom with a lovely private 8m² loggia, and a second bathroom, also with an antique bathtub.

Adjacent to the farmhouse is this distinctive two-level guesthouse, with ceilings over 5 meters high. It comprises a small living room with an open-plan kitchen and bathroom on the ground floor, and a double bedroom with bathroom and small balcony on the first floor. The numerous large windows make these rooms unique, offering views of the surrounding green park.

A well-kept lawn surrounds these two properties, completely fenced with a hedge and fruit trees, in the center of which a charming, one-of-a-kind terraced water garden has been created.

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

The farmhouse is particularly peaceful, perfect for enjoying nature in complete relaxation and pleasure, but also close to very interesting places for pleasant historical, naturalistic, and food and wine itineraries. It is about an hour from Rome and Naples, reachable via the nearby motorway.

There is also the possibility of expanding the existing volume to create an additional property with 3 bedrooms and an adjoining swimming pool (project to be submitted).

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

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

Certification

Energy Class: G

Features

Code: AC99-149-1395	Reason: Sale
Categoria: farmhouse	Address: Via Croce Tani
Municipality: Ferentino	Total Square Meters: 380 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 17	State of Preservation: Restored
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1900	Garden: Private, 2.000 sq.m.
Kitchen: Regular Kitchen	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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