

farmhouse for sale in Casalvieri

€ 449.000

Ref. AC99-149-1542



700 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 34

Fanelli Farmhouse

In Casalvieri, immersed in the green countryside of Ciociaria, we are pleased to offer for sale this elegant stone farmhouse, arranged on three levels with a courtyard and private park of over a hectare.

This property is approximately 700 m² and still represents one of the most important noble estates in Casalvieri with a sunny exposure and a 360-degree panoramic view of the surrounding green hills.

In 2023, the works were carried out with the Eco Bonus, the roof was completely restored, on which photovoltaic panels were installed with a relative heat pump, the internal thermal coat was created and all the PVC window frames with thermal breaks were redone.

The internal layout of this property is divided as follows:

on the mezzanine floor we find an entrance hall, eat-in kitchen, dining room, double living room, three double bedrooms, study, large hallway featuring three arched windows, two bathrooms and two closets; Through the stone staircase you access the second floor, consisting of entrance hall, double living room, eat-in kitchen, dining room, three double bedrooms, hallway and a bathroom; The ground floor is certainly the most characteristic, a large wooden entrance door allows access to the wonderful cellar area, all paved with the characteristic stone pebbles typical of the 1700s, through the wonderful vaulted arches you access an internal cloister with an artesian well, the epicenter of all the rooms that gravitate around it, a woodshed of over 50 square meters with 5 meter high ceilings, three warehouses with vaulted brick ceilings, two cellars, three sheds and the access door to the terrace with an iron pergola of about 100 square meters. The

park that surrounds the Casale is about one hectare, made up of several terraces on which there is a olive grove, with over 100 plants and numerous fruit trees and oaks.

This farmhouse is one of a kind and lends itself to multiple uses both at a residential level, as a residence of historical value, and for tourist use, as a hotel or accommodation.

It will be sold partially furnished.

For information or appointments 3493400492 - 0776466289 - For International Clients 00393348094290

Certification

Energy Class: E

Features

Code: AC99-149-1542	Reason: Sale
Categoria: farmhouse	Address: Via Conte
Zip Code: 3034	Municipality: Casalvieri
Total Square Meters: 700 sq.m.	Bedrooms: 6
Bathrooms: 3	Rooms: 34
State of Preservation: Excellent	Level: Buildings
Total Floor: 5	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1700
Terrace: Present, 100 sq.m.	Garden: Private
Kitchen: Regular Kitchen	Terrace : 100 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 8 □	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Aluminum Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	















