

detached house for sale in Campoli Appennino

€ 130.000

Ref. AC99-149-1661



224 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

"Nicolina House"

In Campoli Appennino, a delightful and peaceful village nestled in the heart of the Ernici Mountains, on Via San Pancrazio, we offer for sale a detached house with spacious living spaces, surrounded by a large garden and outbuildings.

This two-story property, totaling approximately 224 square meters, is perfect for those who want to live in a peaceful setting, in close contact with nature, without sacrificing the comfort of a spacious and functional home.

On the ground floor, there is a large, extremely bright living room, thanks to its exposure that allows you to enjoy a panoramic view of the surrounding countryside.

The living room is enriched by a welcoming fireplace, which gives a warm and familiar atmosphere, perfect for the colder months.

Adjacent to this is the kitchen, also very bright and functional, ideal for preparing dishes in company.

The floor is completed by a large bedroom and a bathroom, making this part of the house particularly comfortable and practical for everyday life.

On the first floor, a second living area, also with a characteristic fireplace, opens onto a wonderful panoramic porch, from which you can admire a breathtaking view of the valley.

This porch is the perfect place to spend relaxing moments, whether in company or alone, enjoying the tranquility that only nature can offer.

The upper floor also houses a study, ideal for those who need a work or reading corner, two bedrooms and another

bathroom.

The spaces are large and well-distributed, making each room extremely livable.

The house is in good overall condition, although it requires some minor maintenance to return it to its former glory. The rooms can be customized to suit your needs.

The property is completely fenced, ensuring privacy and security.

The surrounding land, approximately 4,500 square meters, offers a wide range of uses, both for gardening and for creating an outdoor space for hosting al fresco lunches and dinners, or simply enjoying the tranquility of nature.

Furthermore, the property features very useful accessories, such as a stone cellar, perfect for storing wines and other goods, and a garage of approximately 26 square meters, currently used as a storage room, but which could also be used as a garage or workshop, depending on the needs.

Campoli Appennino is a small village rich in history and tradition, located in the heart of the central Apennine mountains, amid breathtaking landscapes and pristine nature.

The area is perfect for those who love walking, hiking, and enjoying the fresh, clean mountain air.

Furthermore, its location allows for easy access to other interesting places, such as the Abruzzo Natural Park and the city of Frosinone, which is just a few kilometers away.

This home represents an excellent investment opportunity, ideal for those seeking a quiet, independent residence or a retreat surrounded by greenery yet conveniently located to major services and infrastructure.

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

Certification

Energy Class: G

Features

Code: AC99-149-1661

Reason: Sale

Categoria: detached house

Address: Via San Pancrazio, 45

Zip Code: 3030

Municipality: Campoli Appennino

Total Square Meters: 224 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 9

State of Preservation: Good

Level: On two-levels

Heating: Heating

Parking: Carport

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Double, 26 sq.m.

Terrace

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Telephone System

Wiring : By Law

Shower

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	







