

## farmhouse for sale in Santopadre

€ 29.000

Ref. AC99-149-1693



**90 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

### Ginetta House

In Santopadre (Pietraia), surrounded by nature and boasting a sunny and panoramic view, we offer for sale a historic stone farmhouse of approximately 90 square meters with a terrace and almost three hectares of well-maintained grounds.

The farmhouse is constructed from original stone. On the ground floor, a charming terrace leads to the entrance, which also includes a living room with a fireplace, a double bedroom, and a bathroom. An external staircase leads to the upper floor, where there is a large stone bedroom with a double corner window and approximately 5-meter-high wooden beamed ceilings.

This property is completed by a cellar 20 metres away, in the building adjacent to the one being sold.

The land is divided into several parcels, most of which are interconnected, and includes wooded areas, olive groves, and terraced gardens. Utilities are currently suspended, but are present and easily reconnectable (electricity and water). There is currently no heating, only the kitchen fireplace works.

The fixtures are aluminum on the ground floor, wooden on the first floor, the roof is in excellent condition.

The main feature of this stone farmhouse is undoubtedly its location. For nature lovers, those who enjoy spiritual walks and trekking, we are located along the path of St. Benedict, which connects Norcia to Montecassino, just a short distance from the Melfa Gorges, a natural area characterized by wild landscapes. The gorges extend for approximately 14 km between the municipalities of Roccasecca and Casalvieri, including woods, cliffs, caves, and the Melfa River, which flows through these gorges and is known for its crystal-clear waters.

Unrepeatable opportunity, with potential high rental income.

For information or appointments 3493400492 - 077623036 - For International Clients 00393348094290

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1693

Reason: Sale

Categoria: farmhouse

Address: Via Pietraia, snc

Zip Code: 3030

Municipality: Santopadre

Total Square Meters: 90 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 5

State of Preservation: Good

Level: On two-levels

Total Floor: 1

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1900

Terrace: Present, 20 sq.m.

Garden: Private, 300 sq.m.

Kitchen: Exposed Kitchen

Terrace : 30 □

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar : 20 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

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

Shopping Centers

Municipal Offices











