

## **farmhouse for sale in Santopadre**

**€ 118.000**

**Ref. AC99-149-1741**



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

### Casale Soscia

In Santopadre (Barbanera), we are pleased to offer for sale a completely renovated stone farmhouse dating back to the early 1900s, with a large 7,000 m2 park full of fruit trees and natural springs.

This property is spread over two levels, plus a cellar on the floor below the entrance. The renovation dates back to a few months ago and included a complete re-roofing, electrical, plumbing, heating, sewerage system, window frames, and reinforced wooden doors.

The driveway runs alongside a stunning stone wall, home to the first of two springs. Continuing, you reach the parking area, after which a large terrace of approximately 50 square meters provides access to both entrance doors. This leads to the living area, consisting of a lounge with an exposed wooden ceiling, a kitchen/dining room with a custom-made solid wood and wrought iron staircase leading to the first floor, which includes a hallway, double bedroom, and bathroom.

On the floor below the entrance there is a 20 m2 cellar, also designed to be directly connected to the hatch from the inside.

The stone farmhouse, surrounded by a green park, enjoys a panoramic, sunny exposure and is full of fruit and olive trees, terraced with ancient dry stone walls.

The second and most important spring flows continuously in the part of the land below the farmhouse, crystal-clear water that can be used indefinitely for irrigation or to create a swimming pool.

One-of-a-kind investment.

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For information or appointments 3493400492 - 077623036 - For International Clients 00393348094390

## Certification

**Energy Class:** G

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## Features

Code: AC99-149-1741	Reason: Sale
Categoria: farmhouse	Address: Via Barbanera, snc
Zip Code: 3030	Municipality: Santopadre
Total Square Meters: 100 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Restored	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1930
Garden: Private, 7.000 sq.m.	Kitchen: Exposed Kitchen
Terrace : 50 □	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 20 □
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	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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