Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

manor house for sale in Picinisco

€ 137.000

Ref. AC99-149-1792



364 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 15

"The Source House"
In the heart of the beautiful Comino Valley, just steps from the charming medieval historic center of Picinisco, one of the most charming villages in Lazio and awarded the Orange Flag by the Italian Touring Club, we offer for sale an exclusive detached house immersed in the tranquility of the Abruzzo, Lazio and Molise National Park.
The property is spread over three levels with a total surface area of 364 m2, surrounded by a private garden of approximately 400 m2, completely fenced and equipped with a gate, as well as a convenient reserved parking space.
What makes this residence truly unique is its location: the only house along a private panoramic road that leads into the park, offering an atmosphere of absolute tranquility and authentic contact with nature, while being just a few hundred meters from all the amenities and the characteristic streets of the village.
The interior spaces include 18 rooms, including 7 bedrooms for a total of 14 beds, offering large, bright and versatile spaces.
The layout allows for the easy creation of three independent residential units, each with a kitchen and bathroom, while maintaining a shared entrance. An ideal solution both as a prestigious private residence and as a hospitality investment.
On the top floor, a magnificent panoramic terrace offers an unparalleled view of the mountains of the National Park, a scenery that changes color with each season and makes every moment of the day a special experience.
The property also includes a balcony on the middle floor, perfect for enjoying the peace and beauty of the surrounding landscape.

The property also includes a practical, independent utility room and a characteristic cellar carved into the rock. This spacious and naturally cool cellar is ideal as a storage room, wine cellar, or multifunctional space.
Its location is another strong point: Picinisco is one of the gateways to the Abruzzo, Lazio and Molise National Park, renowned for its trails, ancient forests, protected wildlife, and year-round outdoor activities.
The village is also famous for its food and wine traditions, including Pecorino di Picinisco DOP and Maturano wine, delicacies that attract visitors from all over Italy.
From a transport perspective, the property is easily accessible thanks to its proximity to the Sora–Cassino highway (SS690) and the Cassino toll booth on the A1 Milan–Naples motorway, which allow for quick connections to Rome, Naples, and the main cities of central Italy.
Given its features, size, and location, this property represents a rare opportunity, ideal as an elegant family residence, a prestigious holiday home, or for the creation of a Bed & Breakfast, a guesthouse, a retirement home, a hospitality facility, or an agritourism business. This also includes the option of separately purchasing nearby agricultural land.
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1792	Reason: Sale
Categoria: manor house	Address: Via Fonte Scopella, snc
Zip Code: 131	Municipality: Picinisco
Total Square Meters: 364 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 15
State of Preservation: Good	Level: Buildings
Total Floor: 3	Parking: Uncovered Parking
Balconies: Present	Terrace: Present
Garden: Private, 400 sq.m.	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames

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	

















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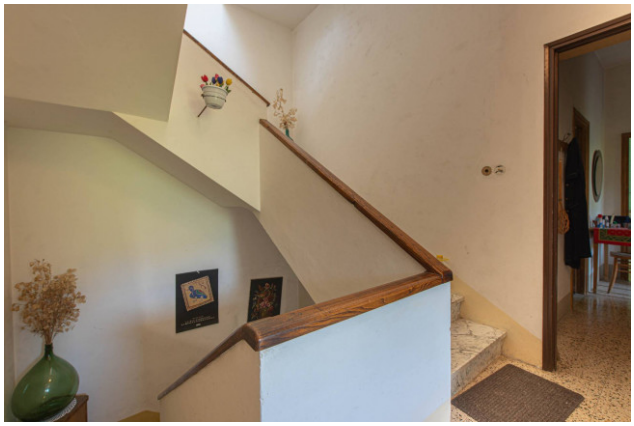












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