

# typical historical house for sale in Colle San Magno

**€ 47.000**

**Ref. AC99-149-1803**



**125 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

## "House of the Village"

In the heart of the quaint historic center of Colle San Magno, one of the most authentic and charming villages in Ciociaria, where time seems to have stood still and every stone alley tells centuries of history, stands this charming historic home. A property with timeless charm, it represents a rare opportunity for those wishing to live or invest in a place rich in tradition, tranquility, and breathtaking views.

Located in Vico Zappettone, in the heart of the village, this characteristic home is spread over several levels connected internally by a convenient staircase and still retains all the charm of an old village house.

A house that deserves careful renovation, aimed at enhancing its original features without altering its historical identity, bringing to light all its extraordinary beauty.

Guests are welcomed into a characteristic cellar, featuring an authentic period wood-fired oven, a symbol of local tradition and perfect for transforming into a charming tavern where guests can enjoy convivial moments with an authentic flavour. On the same floor there is also a practical service bathroom.

Going up to the first floor, you are greeted by a spacious kitchen dominated by a splendid historic fireplace, the true protagonist of the home, capable of conveying the warmth and atmosphere of ancient Italian homes.

Next to the kitchen is a bright living room with double exposure, flooded with natural light throughout the day, as well as

another large room ideal as a bedroom, study, or guest room.

The upper floor houses the sleeping area, consisting of three generously sized bedrooms, charming spaces that retain the home's original character and can be tastefully reinterpreted, maintaining their authenticity intact.

But it is when reaching the top level that this property reveals its true jewel.

Here opens a splendid panoramic terrace on two levels, an extremely rare feature in the heart of a historic center.

The first terrace leads to the upper level, where the gaze is completely captivated by an open view of the village rooftops, the church bell tower, the surrounding mountains and the entire valley that embraces Colle San Magno.

A panorama capable of inspiring emotions in every season, where the silence, the colors of nature, and the beauty of the landscape create a truly unique atmosphere.

It's easy to imagine breakfasts at dawn, aperitifs at sunset, or simply moments of absolute relaxation in a space that undoubtedly represents the added value of this home.

On the same floor there is also a large bathroom complete with bathtub.

This is not simply a house to buy, but a home rich in history waiting to be restored to its former glory.

The original oven, period fireplace, spacious rooms, charming old walls, and, above all, the spectacular panoramic terrace make this property a truly unique property, ideal as a private residence, an elegant holiday home, or an exclusive, charming accommodation.

Colle San Magno, immersed in the greenery of the Ciociaria mountains and just a few minutes from Cassino, enjoys a strategic position thanks to its proximity to the Regional Road 630, the Casilina State Road and the Cassino A1 Milan-Naples motorway toll booth, which allow easy access to Rome, Naples and the main towns in Lazio.

A house that preserves the soul of a village, where every stone tells a story and where the view becomes part of everyday life.

An authentic home, ready to return to prominence thanks to those who recognize its value and timeless charm.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Features

|                                     |                               |
|-------------------------------------|-------------------------------|
| Code: AC99-149-1803                 | Reason: Sale                  |
| Categoria: typical historical house | Address: Vico Zappettone, 13  |
| Zip Code: 3030                      | Municipality: Colle San Magno |
| Total Square Meters: 125 sq.m.      | Bedrooms: 4                   |
| Bathrooms: 2                        | Rooms: 8                      |
| State of Preservation: Be Restored  | Level: Buildings              |
| Total Floor: 3                      | Terrace: Present, 60 sq.m.    |
| Kitchen: Regular Kitchen            | Terrace                       |
| Closet                              | ADSL Coverage                 |
| Cellar                              | Fastweb Coverage              |
| Fireplace                           | Telephone System              |
| Wooden Window Frames                | Shutters                      |

## Nearby

|                    |                 |
|--------------------|-----------------|
| Gyms               | Spa             |
| Football Fields    | Fitness Centers |
| Tennis Courts      | Bike Lanes      |
| Playgrounds        | Railway Station |
| Public Transport   | Kindergarten    |
| Elementary Schools | Schools         |
| High Schools       | Cafe            |

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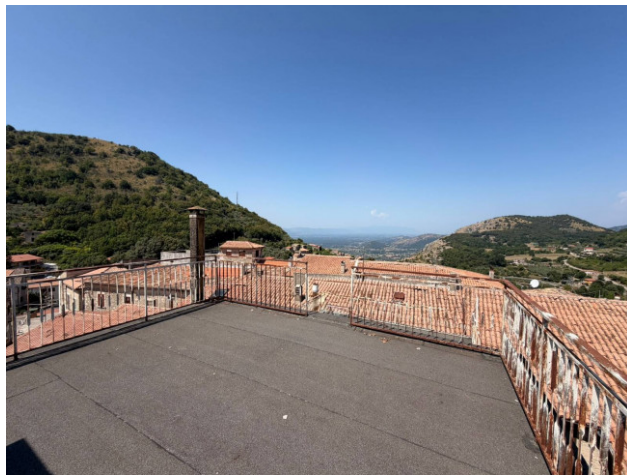
Post Offices

Shopping Centers

Municipal Offices

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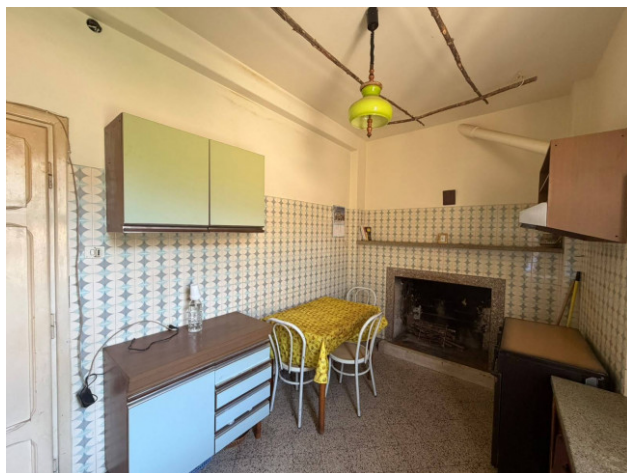
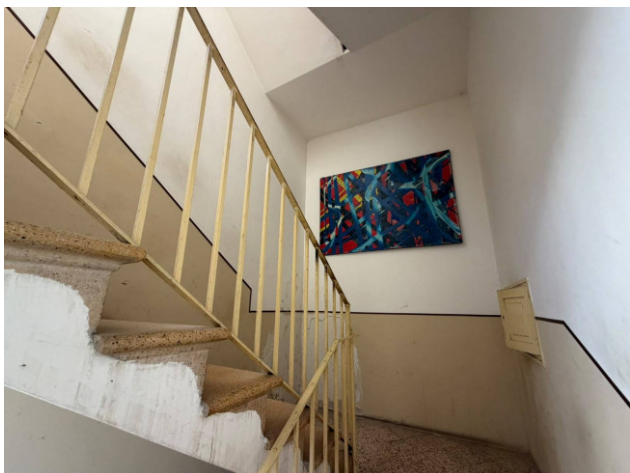




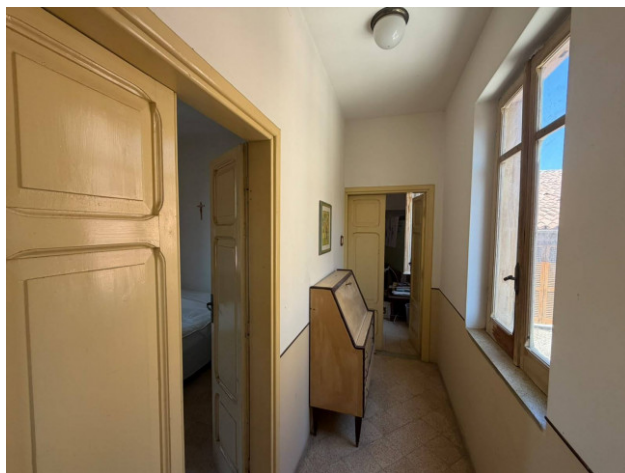
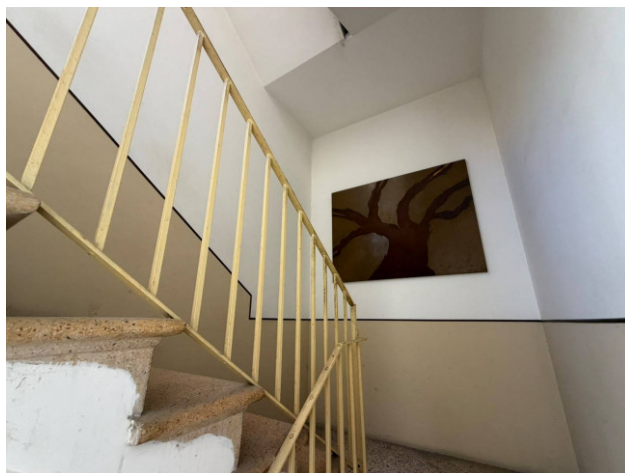
**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
 info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
 VAT 02679640603

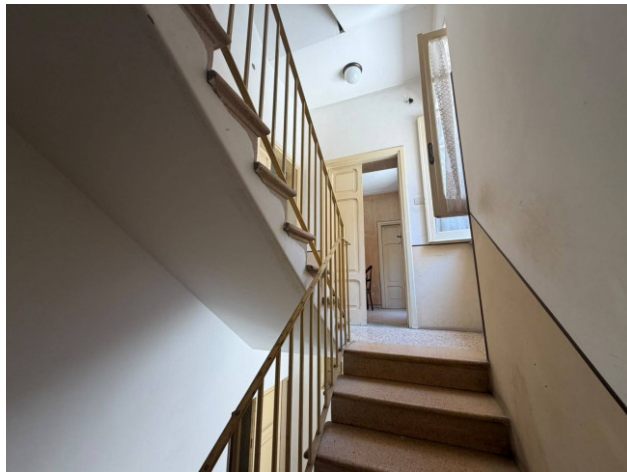




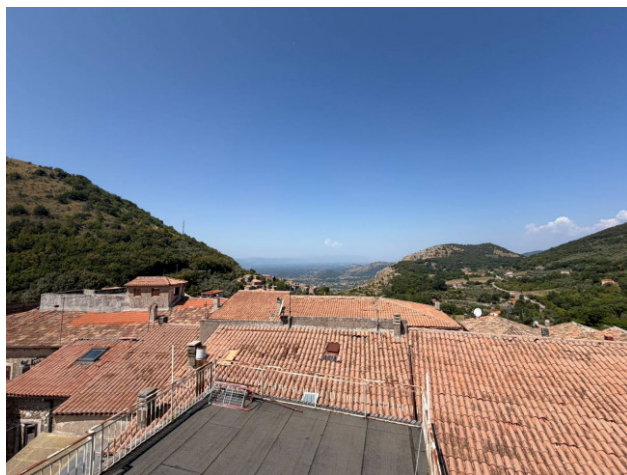
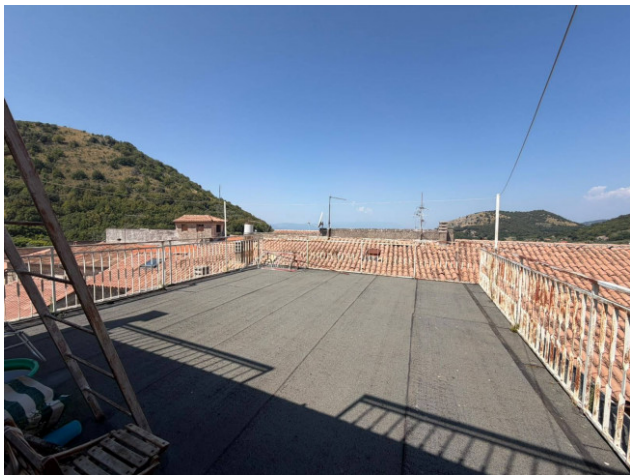




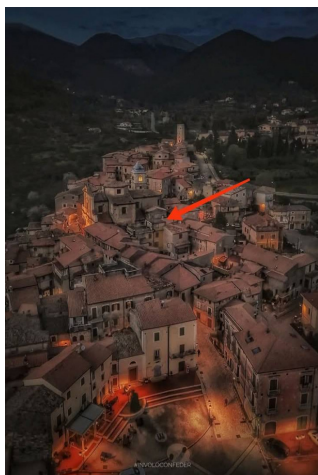












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info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603