

## Renovated Farmhouse for Sale to Sepino



### 250 square meters | Bathrooms: 7 | Rooms: 4 | Locals: 15

The estate completely immersed in nature, a few steps from the archaeological area of Altilia, located in the plain at the slopes of the Matese open onto the valley of the Tammaro River, consists of a building on two levels and a completely independent and furnished annex of approximately 50 m<sup>2</sup>, consisting of kitchen-dining room, bedroom, bathroom and closet;

The building of approximately 200 m<sup>2</sup> consists of a ground floor with double entrance, kitchen complete with all equipment and service, utility room, large living room with fireplace, double bathroom; the lounge leads to a square with a wooden roof, ideal for outdoor barbecues; on the first floor, with external entrance, we find three fully furnished studio apartments divided into a sleeping area, kitchenette and bathroom.

There are energy saving systems, such as photovoltaic and heat pump.

Paved courtyard, serving both structures, equipped with external lighting system, video surveillance system, barbeque area and small surrounding gardens.

The property includes an adjacent fenced land of approximately 14,000 square meters complete with fruit trees and a parking area.

Ideal both as a family home and as an accommodation facility or holiday home and in this regard the estate lends itself to further developments and projects, such as external bathrooms serving a possible camper area, picnic area and truffle ground.

Nature, beauty, archaeology, good food and even thermal waters: Sepino, a Roman city in the province of Campobasso, is a place rich in history and with a thousand surprises, immersed in a beautiful valley, that of Tammaro.

Nestled on the slopes of the Matese mountains, in fact, this location, with a thousand-year history, is also considered one of the most beautiful Italian villages, a complete fusion of history, art and nature. As well as a magical place, where the past still hovers among the Roman ruins.

## Certifications

**Energetic class:**

## Property details

<b>Ref:</b> 242	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b> Renovated Farmhouse	<b>Region:</b> Molise
<b>District:</b> Campobasso	<b>Municipality:</b> Sepino
<b>Price:</b> € 170.000 negotiable	<b>Total square meters:</b> 250 square meters
<b>Rooms:</b> 4	<b>Bathrooms:</b> 7
<b>Locals:</b> 15	<b>Current status:</b> Excellent
<b>Floor:</b> On two levels	<b>Total number floors:</b> 2
<b>Independent heating:</b> Independent	<b>Current status:</b> Free at the deed
<b>available:</b> Yes	<b>Garden:</b> Private
<b>Kitchen:</b> habitable	

## Features

Terrace	Tv Antenna: Autonomous	Veranda
Tv SAT: Autonomous	Closet	Cellar
Fireplace	Air conditioned	Parquet
Telephone system	Electrical System: In accordance	Suspended sanitary ware
Shower	Wood fixtures	Aluminium fixtures
Alarm predisposition	Jalousies	

## Nearby

Gyms	SPA	Soccer fields	Sport centers
Tennis courts	Cycle tracks	Playground	Train Station
Public Transports	Asylum	Elementary schools	Middle schools
High schools	Bar	Post offices	Mall
Municipal offices			















