

Villa for Sale to Pescolanciano



177 square meters | Bathrooms: 3 | Rooms: 4 | Locals: 9

This elegant Villa for sale in Pescolanciano extends over two levels, for a total of 177 m².
The property is free upon deed and is in excellent condition.
The fixtures and windows are made of wood, offering a warm and welcoming atmosphere.

Inside, there are 9 spacious rooms, including 4 bedrooms and 3 bathrooms, perfect for hosting a large family or welcoming guests.
The furniture is included in the sale, making the move even easier.
The eat-in kitchen is equipped with every comfort and overlooks a balcony and a large terrace, perfect for enjoying moments of relaxation outdoors.

The property also has a private garden and 2,560 m² of land, ideal for those who love nature and life in the open air.
A garage and a warehouse complete this splendid villa.
The heating is autonomous, powered by methane, ensuring optimal energy efficiency.
Included in the price is another real estate unit of 77 m². a few meters away from the villa.

Don't miss the opportunity to become the owner of this enchanting villa located in the heart of the Collemeluccio-Montedimezzo MAB Reserve among the 20 in Italy a true oasis of tranquility and comfort.

Pescolanciano is a small village in Alto Molise that developed in the Norman age around the imposing Castello d'Alessandro, among the

most beautiful in Molise. Due to the magical and fascinating environment in which it stands, Pescolanciano is considered the "gateway to Alto Molise", an ancient land of still alive traditions linked to agriculture and livestock farming. The area of the village develops along the historic Castel di Sangro - Lucera sheep track which, with the exception of the stretch that crossed the town, has still today retained its suggestive characteristics of a grassy path, ideal for walking or horseback riding. The Pescolanciano area is home to another rarity that is certainly worth a visit. It is the Collemeluccio MAB Reserve with its silver fir woods. Pescolanciano is 120 km from Naples and 200 km from Rome.

Certifications

Energetic class:

Property details

Ref: 185	motivation (Sale/rent): Sale
Typology (Flat, villa, etc): Villa	Region: Molise
District: Isernia	Municipality: Pescolanciano
Price: € 135.000 negotiable	Total square meters: 177 square meters
Rooms: 4	Bathrooms: 3
Locals: 9	Current status: Good
Floor: On two levels	Total number floors: 2
Independent heating: Independent	Current status: Free at the deed
available: Yes	Balconies: Current
Terrace: Current	Garden: Private
Kitchen: habitable	Box: Garage

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	Fireplace	Electrical System: In accordance
Suspended sanitary ware	Shower	Wood fixtures

Nearby

Soccer fields	Sport centers	Cycle tracks	Playground
Public Transports	Elementary schools	Middle schools	High schools
Bar	Post offices	Municipal offices	





