

## for Sale to Pietrabbondante



### **196 square meters | Bathrooms: 2 | Rooms: 2 | Locals: 7**

For sale in the countryside of Pietrabbondante, immersed in the tranquility of the countryside, is this splendid 196 square meter house, free upon deed and ready to welcome its new owners.

The building is spread over three floors and consists of 7 rooms, including a kitchen, perfect for family dinners, and two bright bedrooms.

There are also two bathrooms, equipped with all the necessary comforts.

The total floor space is 180 square meters, ensuring large and comfortable spaces for every need.

The heating is powered by wood, through a stove system, which ensures a warm and welcoming atmosphere in every season. Currently the state of conservation of the house needs cleaning, but with a little work and attention it can be transformed into a splendid home. The frames and windows are made of aluminum and wood, ensuring excellent thermal and acoustic insulation.

Furthermore, there is a balcony and a terrace, perfect for enjoying the surrounding panorama and spending pleasant moments in the open air. The property has a private garden, where you can relax and enjoy nature.

Furthermore, there is also a plot of land of approximately 4,250 m<sup>2</sup>, ideal for those who wish to cultivate a vegetable garden or an orchard.

As for parking, there is a garage and 2 uncovered parking spaces available to comfortably accommodate guests. The house also has a

cellar and a warehouse, perfect for storing garden tools or other items.  
The heating fuel is wood, ensuring energy savings and greater environmental sustainability.  
In short, this country house offers everything you could wish for to live in harmony with nature and enjoy large and comfortable spaces.

Pietrabbondante is a municipality in the province of Isernia, part of the ASSOMAB Alto Molise consortium. It is a small municipality of 838 inhabitants that rises 1027 meters above sea level. The town of Pietrabbondante is known above all for its important archaeological site, evidence of the presence of a Samnite settlement dating back to the 2nd century BC and considered one of the main political and religious sanctuaries built by the Samnite population. The theater has been home to important summer theater festivals at a national level for years.

Pietrabbondante is 30 minutes from the city of Isernia, 28 minutes from the ski slopes of Capracotta, 1.30 minutes from Naples International Airport and 2.20 minutes from Rome.

## Property details

<b>Ref:</b> 231	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b>	<b>Region:</b> Molise
<b>District:</b> Isernia	<b>Municipality:</b> Pietrabbondante
<b>Price:</b> € 39.000 negotiable	<b>Total square meters:</b> 196 square meters
<b>Rooms:</b> 2	<b>Bathrooms:</b> 2
<b>Locals:</b> 7	<b>Current status:</b> To be cleaned
<b>Floor:</b> Building	<b>Total number floors:</b> 3
<b>Independent heating:</b> Blank	<b>Parking space:</b> Outdoor
<b>Current status:</b> Free at the deed	<b>available:</b> Yes
<b>Balconies:</b> Current	<b>Terrace:</b> Current
<b>Garden:</b> Private	<b>Kitchen:</b> habitable
<b>Box:</b> Garage	

## Features

Terrace	Tv Antenna: Autonomous	Closet
Cellar	Fireplace	Electrical System: In accordance
Shower	Wood fixtures	Aluminium fixtures

## Nearby

Soccer fields	Playground	Public Transports	Asylum
Elementary schools	Middle schools	Bar	Post offices
Municipal offices			













