

## 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, there 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 is made up of 7 rooms, including an eat-in kitchen, perfect for family dinners, and two bright bedrooms.

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

The total walkable square meters is 180, guaranteeing 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 to be cleaned up, but with a little work and attention it can be transformed into a splendid home.

The fixtures and windows are made of aluminum and wood, ensuring excellent thermal and acoustic resistance.

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 land, ideal for those who want to grow a vegetable garden or an orchard.

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

with a cellar and a warehouse, perfect for storing garden tools or other objects.  
The heating fuel is wood, ensuring energy savings and greater environmental sustainability.  
In summary, this country house offers everything you could want 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 town of 838 inhabitants which 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 Capracotta ski slopes, 1.30 minutes from Naples international airport and 2.20 minutes from Rome.

## Certifications

**Energetic class:**

## 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			













