

## Apartment for Sale to Agnone



### **204 square meters | Bathrooms: 1 | Rooms: 3 | Locals: 8**

We offer for sale a 204 square meter apartment free from the deed, located on the second floor of a historic three-storey building.

The floor space is 203 square meters and consists of 8 rooms, including three bedrooms.

There is one bathroom, equipped with all the necessary services, possibility of obtaining another one.

The apartment is equipped with an independent heating system with cast iron radiators powered by methane, ensuring efficient energy management.

The state of conservation is excellent, thanks to the constant care and maintenance of the owners.

The fixtures and windows are made of wood and aluminium, guaranteeing excellent thermal and acoustic resistance.

The apartment is sold fully furnished, with an eat-in kitchen perfect for the needs of a family.

From the balcony you can enjoy a pleasant view of the city and the valley.

The property includes two cellars, a warehouse and a partly habitable attic, perfect for storing less frequently used objects and equipment.

Located in a quiet and residential context, the apartment is ideal for those who want to live in a spacious, comfortable and well-kept home, with all the necessary services close at hand.

Agnone is at the center of the Alto Molise territory which, landscape-wise and historically, is the most attractive area in the region. From

the top of its fortress, Agnone dominates an area with an ancient history and with breathtaking views of truly uncontaminated nature. Agnone has around 6,000 inhabitants, offers all the necessary services, including a hospital, and is connected to the major cities and airports of Central and Southern Italy. You will be welcome in this treasure of history, art and nature. Agnone is 20 minutes away. from the Capracotta ski slopes, 50 min. from Vasto (seaside resort), 1 hour 15 min. from Pescara (International Airport), 1 hour and 30 min. from Naples and 2 hours 20 minutes from Rome.

## Certifications

**Energetic class:**

## Property details

<b>Ref:</b> 190	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b> Apartment	<b>Region:</b> Molise
<b>District:</b> Isernia	<b>Municipality:</b> Agnone
<b>Price:</b> € 95.000 negotiable	<b>Total square meters:</b> 204 square meters
<b>Rooms:</b> 3	<b>Bathrooms:</b> 1
<b>Locals:</b> 8	<b>Current status:</b> Excellent
<b>Floor:</b> 2	<b>Total number floors:</b> 3
<b>Independent heating:</b> Independent	<b>Current status:</b> Free at the deed
<b>available:</b> Yes	<b>Balconies:</b> Current
<b>Kitchen:</b> habitable	

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
Cellar	Fireplace	Telephone system
Electrical System: In accordance	Shower	Wood fixtures
Aluminium fixtures	Jalousies	

## Nearby

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











