

## Rustic/House for Sale to Agnone



### **600 square meters | Bathrooms: 2 | Rooms: 3 | Locals: 16**

For sale in Agnone is a splendid farm of about 600 square meters on two floors. This property is composed of 16 rooms including living quarters, stables and agricultural vehicle shed.

The deed is currently free, which means that the buyer will be able to take possession of the property immediately.

The state of conservation of the farm is to be renovated even if it is currently already habitable.

Furthermore, surrounded by a large private garden with fruit trees and an adjacent land of approximately 1,265 m2, plus another 14,760 in the surrounding area, it is ideal for those looking for a green and quiet space or for a farm.

The farm also includes a triple garage, a cellar and a warehouse, offering a wide range of storage spaces.

The heating is powered by wood chip fuel.

The property is also suitable as a hospitality business.

Don't miss the opportunity to purchase this splendid farm in one of the most charming areas of Agnone.

Agnone is in the center of the Alto Molise territory which, in terms of landscape and history, is the most attractive area of the region. From the top of its fortress, Agnone dominates a territory with an ancient history and breathtaking views of truly uncontaminated nature. Agnone has about 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 trove of history, art and nature. Agnone is 20 minutes from the ski slopes of Capracotta, 50 minutes from Vasto (seaside resort), 1 hour 15 minutes from Pescara (International Airport), 1 hour and 30 minutes from Naples and 2 hours 20 minutes from Rome.

## Certifications

**Energetic class:**

## Property details

<b>Ref:</b> 211	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b> Rustic/House	<b>Region:</b> Molise
<b>District:</b> Isernia	<b>Municipality:</b> Agnone
<b>Price:</b> € 170.000 negotiable	<b>Total square meters:</b> 600 square meters
<b>Rooms:</b> 3	<b>Bathrooms:</b> 2
<b>Locals:</b> 16	<b>Current status:</b> To be restored
<b>Floor:</b> On two levels	<b>Total number floors:</b> 2
<b>Independent heating:</b> Blank	<b>Current status:</b> Free at the deed
<b>available:</b> Yes	<b>Balconies:</b> Current
<b>Garden:</b> Private, 1.265 square meters	<b>Kitchen:</b> habitable
<b>Box:</b> Triple	

## Features

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

## 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















