

for Sale to Agnone



527 square meters | Bathrooms: 2 | Rooms: 4 | Locals: 11

Farmhouse of about 350 m2 with riding school of 180 m2 with 12 already prepared boxes plus 2 barns and a studio apartment for the caretaker.

The farmhouse is in good condition, with high quality wooden window frames and doors that maintain its rustic character.

The farmhouse has 4 bedrooms and two bathrooms, a spacious eat-in kitchen equipped with all the necessary appliances while the lounge with a characteristic fireplace, offers a perfect place to gather friends and family for dinners and parties,

The property is fueled by pellets and wood providing an eco-friendly and cost effective option for heating, ensuring a warm and comfortable environment in every room.

Furnishings are included in the sale, offering a unique opportunity to own a move-in ready home.

The private garden is a green oasis of tranquility, with plants and trees that offer shade and scents in every season.

A large fenced land of about 5,000 square meters is included in the property, offering the possibility of growing vegetables or keeping animals.

For those who enjoy horse riding, the private riding stables are a great convenience, allowing you to enjoy horseback riding in the surrounding countryside without having to travel far.

The property also offers two covered parking spaces, a cellar and a warehouse, providing ample space for storing tools and equipment.

Possibility to purchase the riding school separately.

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 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

Ref: 151	motivation (Sale/rent): Sale
Typology (Flat, villa, etc):	Region: Molise
District: Isernia	Municipality: Agnone
Price: € 170.000 negotiable	Total square meters: 527 square meters
Rooms: 4	Bathrooms: 2
Locals: 11	Current status: Good
Floor: On two levels	Total number floors: 3
Independent heating: Independent	Parking space: Covered
Current status: Free at the deed	available: Yes
Garden: Private	Kitchen: habitable
Box: Double	Animals allowed: Yes

Features

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

Nearby

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







