

## Rustic/House for Sale to Agnone



**178 square meters | Bathrooms: 2 | Rooms: 3 | Locals: 6**

For sale in Agnone, nestled among the hills of Molise, is this rustic/farmhouse with a total surface area of 178 m2 and land with vineyard and olive trees.

The property consists of six rooms, including three bedrooms and two bathrooms, the furnishings are rustic furniture that blends perfectly with the style of the house.

The heating system is powered by pellets, while the wood stove is perfect for creating a warm and intimate atmosphere during winter evenings.

The state of conservation is to be restored, but this offers the possibility of customizing the internal spaces to your liking.

The aluminum frames and windows guarantee good energy efficiency.

The eat-in kitchen, complete with all the necessary appliances, is perfect for preparing delicious dishes with fresh products from the surrounding land.

A balcony offers breathtaking views of the surrounding landscape and a private garden and grounds allow you to fully enjoy outdoor living.

A double garage and a storage room complete the property, offering space to store cars and gardening equipment.

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.

## Property details

<b>Ref:</b> 136	<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> € 100.000 negotiable	<b>Total square meters:</b> 178 square meters
<b>Rooms:</b> 3	<b>Bathrooms:</b> 2
<b>Locals:</b> 6	<b>Current status:</b> To be restored
<b>Floor:</b> 3	<b>Total number floors:</b> 3
<b>Independent heating:</b> Independent	<b>available:</b> Yes
<b>Balconies:</b> Current	<b>Garden:</b> Private
<b>Kitchen:</b> habitable	<b>Box:</b> Single

## Features

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

## 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	















