

## Villa for Sale to Agnone



### **250 square meters | Bathrooms: 3 | Rooms: 2 | Locals: 12**

This splendid villa for sale is located in Agnone, a charming municipality situated in a strategic position between the hills and mountains of Molise.

The property is currently presented in a free state at the deed, which guarantees great flexibility for those who wish to purchase it. The villa is spread over three levels, for a total surface area of 250 square meters and a floor area of 245 square meters. The large size allows for generous and well-distributed spaces inside the house. Inside, the villa has 12 rooms, including three bedrooms and three bathrooms.

The two-level layout guarantees maximum privacy and the possibility of separating the living area from the sleeping area. The property is equipped with a methane-powered heating system.

Currently, the villa is in a partly rough state of conservation, which offers the possibility of customizing the spaces and materials according to one's tastes and needs. The fixtures and windows of the villa are made of aluminum, guaranteeing excellent thermal and acoustic insulation.

The property has a convenient double garage, a cellar and a warehouse, ideal for storing tools and everyday objects.

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 min. from the ski slopes of Capracotta, 50 min. from Vasto (seaside resort), 1.15 min. from Pescara (International Airport), 1.30 min. from Naples and 2.20 min. from Rome.

## Property details

<b>Ref:</b> 242	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b> Villa	<b>Region:</b> Molise
<b>District:</b> Isernia	<b>Municipality:</b> Agnone
<b>Price:</b> € 280.000 negotiable	<b>Total square meters:</b> 250 square meters
<b>Rooms:</b> 2	<b>Bathrooms:</b> 3
<b>Locals:</b> 12	<b>Current status:</b> Rude
<b>Floor:</b> On two levels	<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>Garden:</b> Private, 800 square meters	<b>Kitchen:</b> habitable
<b>Box:</b> Double	

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
Cellar	Electrical System: In accordance	Jacuzzi
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	













