Galasso Immobiliare srl
Viale Marconi, 18/B - 86081 Agnone
Phone number 086577724

Villa for Sale to Salcito



174 square meters | Bathrooms: 2 | Rooms: 4 | Locals: 7

Splendid villa for sale in Salcito, with a total surface area of 174 sq m, immersed in tranquility and history thanks to the picturesque sheep track that runs alongside the property, a highly appealing feature for nature lovers and slow tourism enthusiasts.

The property comprises seven rooms divided into two independent apartments. This unique layout makes the villa an extremely versatile solution, ideal for accommodating two families or as a vacation home or guesthouse. Each apartment offers a separate and functional layout, comprising two bedrooms, one bathroom, and an eat-in kitchen, enhanced by the warmth and welcoming atmosphere of a fireplace.

The villa boasts exceptional outdoor spaces that enhance its value and versatility. Among its exclusive features are a spacious covered veranda, a shed used as an additional kitchen, and convenient storage sheds ideal for conveniently storing tools and gardening equipment. The property also includes a private garden and extensive grounds, offering exclusive green spaces for relaxation and outdoor activities.

The home is in excellent condition, fully furnished, and ready to move into. Thermal comfort is guaranteed year-round by both modern air conditioning and independent natural gas heating with radiators, while the wood and aluminum window frames ensure maximum durability and excellent insulation.

This is a unique property on the market, ready to move into in a quiet and well-maintained area, ideal for those seeking a semi-

detached home or a real estate investment with high tourism and restaurant potential.

Salcito is a town of about 700 inhabitants, located on a hill 706 meters above sea level, near Montelungo. From the town, a paved road descends steeply for a few kilometers toward the Trigno River, along which the Trigno valley winds. This road provides easy access to the cities of Isernia and Vasto, as well as other municipalities including Bagnoli del Trigno, Pietrabbondante, Poggio Sannita, Agnone, Schiavi d'Abruzzo, Belmonte del Sannio, and, in the distance, Capracotta. Salcito is conveniently connected to the Autostrada del Sole and the Autostrada Adriatica motorways, as is the regional capital of Campobasso, which is less than 40 km away.

Property details

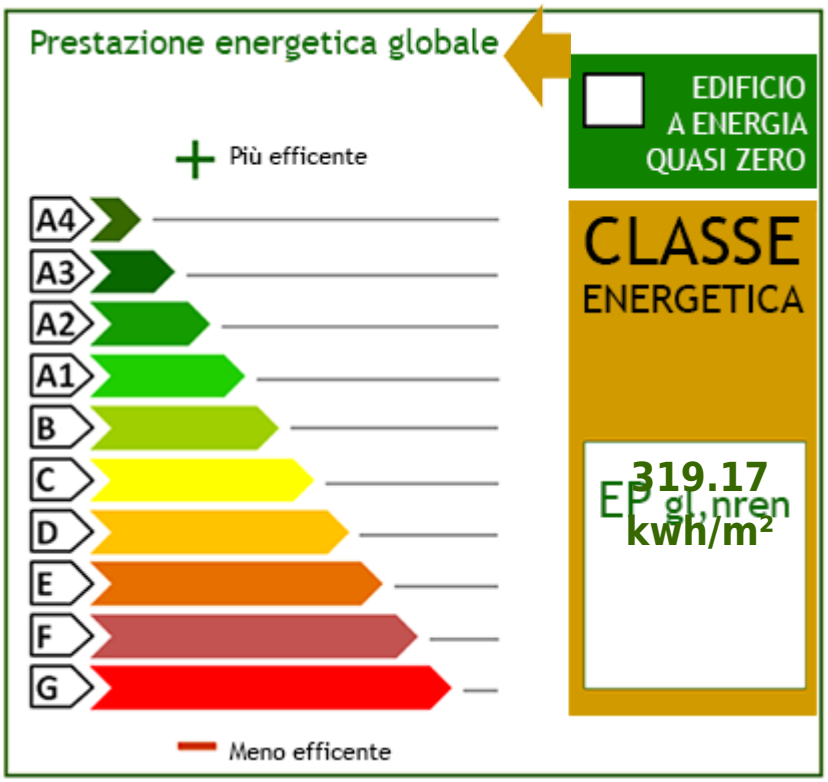
Ref: 214	**motivation (Sale/rent)**: Sale
Typology (Flat, villa, etc): Villa	**Region**: Molise
District: Campobasso	**Municipality**: Salcito
Price: € 200.000 negotiable	**Total square meters**: 174 square meters
Rooms: 4	**Bathrooms**: 2
Locals: 7	**Current status**: Excellent
Independent heating: Independent	**Current status**: Free at the deed
available: Yes	**Garden**: Private
Kitchen: habitable	

Features

Tv Antenna: Autonomous	Veranda	Tv SAT: Autonomous
Closet	Fireplace	Air conditioned
Electrical System: In accordance	Shower	Wood fixtures
Aluminium fixtures	Jalousies	Roll up shutters

Nearby

Playground	Bar	Post offices	Municipal offices


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
CLASSE ENERGETICA
319.17
EP gl,nren
kWh/m²

















Galasso Immobiliare srl
Viale Marconi, 18/B - Agnone (IS) - Phone number 086577724
case@galassoimmobiliare.it - https://www.galassoimmobiliare.it
V.A.T. 01662150703

















Galasso Immobiliare srl
Viale Marconi, 18/B - Agnone (IS) - Phone number 086577724
case@galassoimmobiliare.it - https://www.galassoimmobiliare.it
V.A.T. 01662150703















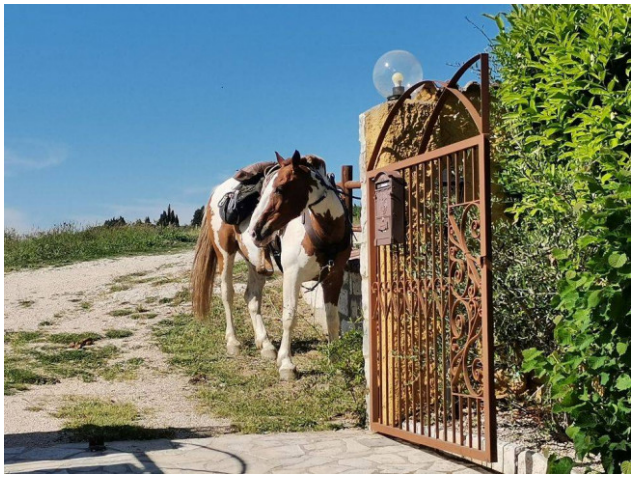


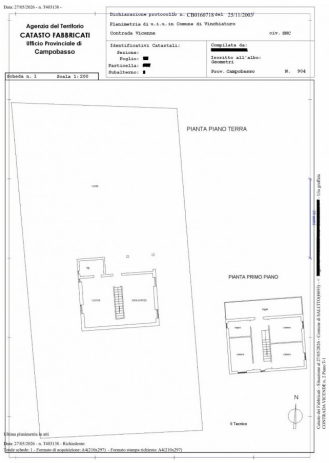
Galasso Immobiliare srl
Viale Marconi, 18/B - Agnone (IS) - Phone number 086577724
case@galassoimmobiliare.it - https://www.galassoimmobiliare.it
V.A.T. 01662150703











Galasso Immobiliare srl
Viale Marconi, 18/B - Agnone (IS) - Phone number 086577724
case@galassoimmobiliare.it - https://www.galassoimmobiliare.it
V.A.T. 01662150703