

## for Sale to Poggio Sannita



### **76 square meters | Bathrooms: 2 | Rooms: 2 | Locals: 5**

In a bright and panoramic location in Poggio Sannita, we offer for sale a characteristic country house immersed in tranquility but not isolated: the bus line passes directly below the house, a plus for those seeking independence even without a car. The main entrance opens onto a large shared courtyard that leads to the residential part of the property.

The main residence is on one level and comprises a kitchen, a living room, two bedrooms, and a bathroom. The highlight of this floor is the large panoramic terrace, an ideal space for outdoor living, dining in the sun, and enjoying the view.

The basement offers ample utility space, ideal for future renovation. It includes a cool porch, a woodshed, the former stable, and a second bathroom.

The property includes a splendid plot of land of approximately 1,000m<sup>2</sup> cultivated with olive trees. A perfect solution for those seeking an authentic retreat full of potential.

Poggio Sannita is a municipality in the province of Isernia with approximately 800 inhabitants, known as Poggesi (also known as Caccavonesi). The territory covers approximately 20 square kilometers and is located 700 meters above sea level. The municipality is very close to the border with the Abruzzo region. Located in the heart of the "Alto Molise" mountain community, Poggio Sannita is 40 km from Isernia, 55 km from Campobasso (the regional capital), 60 km from San Salvo (a seaside town), and 110 km from Pescara (International Airport). Given its geographic conformation, its main resources are natural, environmental, and especially agricultural, with its renowned extra virgin olive oil.

## Property details

<b>Ref:</b> 207	<b>motivation (Sale/rent):</b> Sale
<b>Typology (Flat, villa, etc):</b>	<b>Region:</b> Molise
<b>District:</b> Isernia	<b>Municipality:</b> Poggio Sannita
<b>Price:</b> € 50.000 negotiable	<b>Total square meters:</b> 76 square meters
<b>Rooms:</b> 2	<b>Bathrooms:</b> 2
<b>Locals:</b> 5	<b>Current status:</b> To be restored
<b>Independent heating:</b> Blank	<b>Current status:</b> Free at the deed
<b>available:</b> Yes	<b>Terrace:</b> Current
<b>Garden:</b> Common	<b>Kitchen:</b> habitable

## Features

Terrace	Closet	Cellar
Fireplace	Wood fixtures	Aluminium fixtures

## Nearby

Soccer fields	Sport centers	Playground	Public Transports
Asylm	Bar	Post offices	Municipal offices







