

Villa for Sale to Agnone



421 square meters | Bathrooms: 4 | Rooms: 4 | Locals: 16

Situated in a secluded setting yet just steps from the amenities of Agnone's city center, this 412 sq m villa is the perfect blend of spacious living and maximum independence.

The entire property is fully fenced to ensure privacy and security and is surrounded by an exclusive courtyard with a 1,020 m2 private garden and two garages.

The property is spread over four well-arranged levels. The first floor features the living area, which includes a bright living room with a fireplace, an eat-in kitchen, and a convenient guest bathroom.

Going up to the second floor, there's another living room flanked by a study, ideal for those seeking private space, along with a first bedroom and a bathroom. This level boasts a remarkable advantage: direct access to a splendid outdoor terrace with its own gate leading to the street above, a detail that provides the property with a convenient double independent entrance.

The third floor is entirely dedicated to the master bedroom area and includes three large bedrooms served by an additional bathroom. Finally, the property includes a top floor attic, an open-plan space ready to be customized to suit your needs.

A home complete with every comfort, designed for those who don't want to compromise on space, centrality, and privacy.

Agnone is at the heart of the Alto Molise region, which, both scenically and historically, is the region's most attractive area. From its hilltop position, Agnone dominates a landscape steeped in ancient history and offers breathtaking views of truly pristine nature.

Agnone is 20 minutes from the Capracotta ski slopes, 50 minutes from Vasto (seaside resort), 1 hour and 15 minutes from Pescara (International Airport), 1 hour and 30 minutes from Naples, and 2 hours and 20 minutes from Rome.

Property details

Ref: 181	motivation (Sale/rent): Sale
Typology (Flat, villa, etc): Villa	Region: Molise
District: Isernia	Municipality: Agnone
Price: € 470.000 negotiable	Total square meters: 421 square meters
Rooms: 4	Bathrooms: 4
Locals: 16	Current status: Excellent
Total number floors: 4	Independent heating: Independent
Current status: Free at the deed	available: Yes
Balconies: Current	Terrace: Current
Garden: Private	Kitchen: habitable
Box: Double	

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	Fireplace	Air conditioned
Parquet	Telephone system	Electrical System: In accordance
Suspended sanitary ware	Shower	Wood fixtures
Aluminium fixtures	Jalousies	Roll up shutters

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	







