

Old Village House



Description

Recently restored semi-detached house (formerly two houses). Located in San Vittorino, a small village in the National Park of Majella, 5 minutes drive from the spa town of Caramanico Terme. Beautiful views of the mountains from the house or from the gardens front and rear.

Currently owned by a UK national and 100% in order with the local authorities with regard to building standards and planning. Two projects were approved for the restoration, one for the combining of the two houses and the second for the garage conversion of one of the cellars. Ready to enjoy with only final decoration required to your own taste.

Total restoration to a high standard included replacement of most of the floors and ceilings, knocking through walls/cellars, creating garage from one cellar, enlargement and replacement of windows (double glazed), tiling of floors (over 100m²), rewiring, re-plumbing, gas hot water/central heating, kitchen installed. Condition is very good throughout including the roof.

Three bedrooms, kitchen, living room, two bathrooms, storage cellar, large 'taverna', garage (rare with this type of property), detached garden front and rear, two open fire places, 4 balconies. 156m²/1680 ft² in total

Distances: Pescara airport 45min, beach 50min, ski Roccaraso 90min, Ovindoli 80min, motorway 30min, Rome 2h 10min, Naples 3h, Florence 4h 20min

Private sale.

Price: €80,000

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In Detail

The property is on three floors and is built on a slope front to back, the cellar level is open to the garden area at the back, it comprises:-

Ground floor

- front door to kitchen with open fire place and balcony to rear
- staircase to first floor
- archway to living room with open fire and balcony to front
- door to bathroom with toilet, bidet and shower
- door to stairs to cellar 'taverna', cantina and garage
- floors - kitchen and bathroom ceramic tiled, living room rose terracotta



Living Room



Kitchen

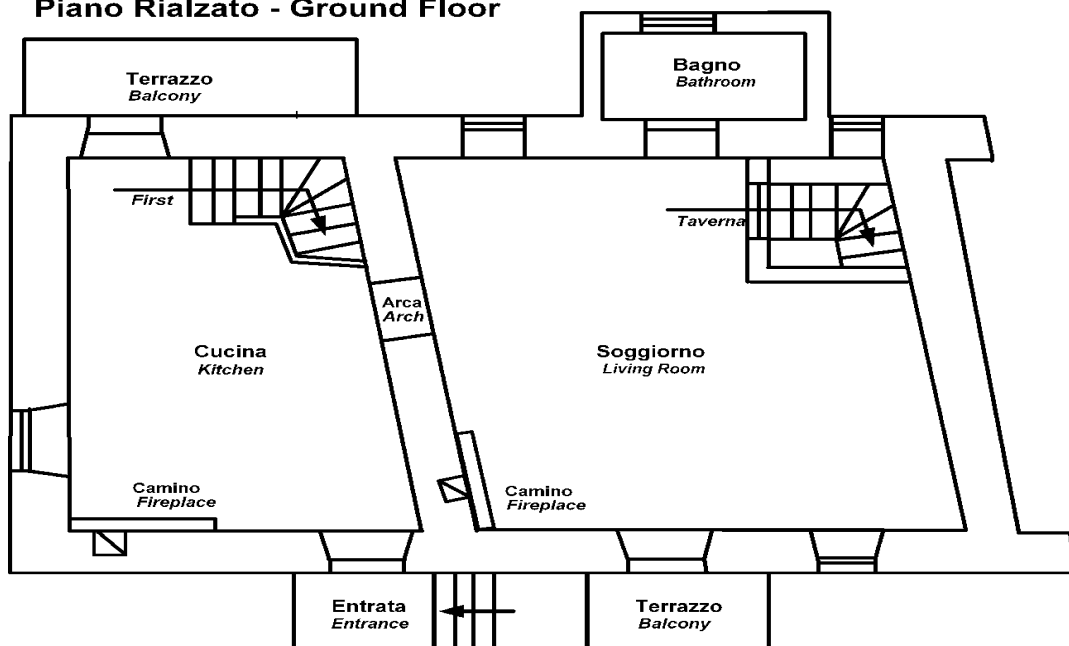


Downstairs Bathroom



View of Garden From Front Door

Piano Rialzato - Ground Floor



First Floor

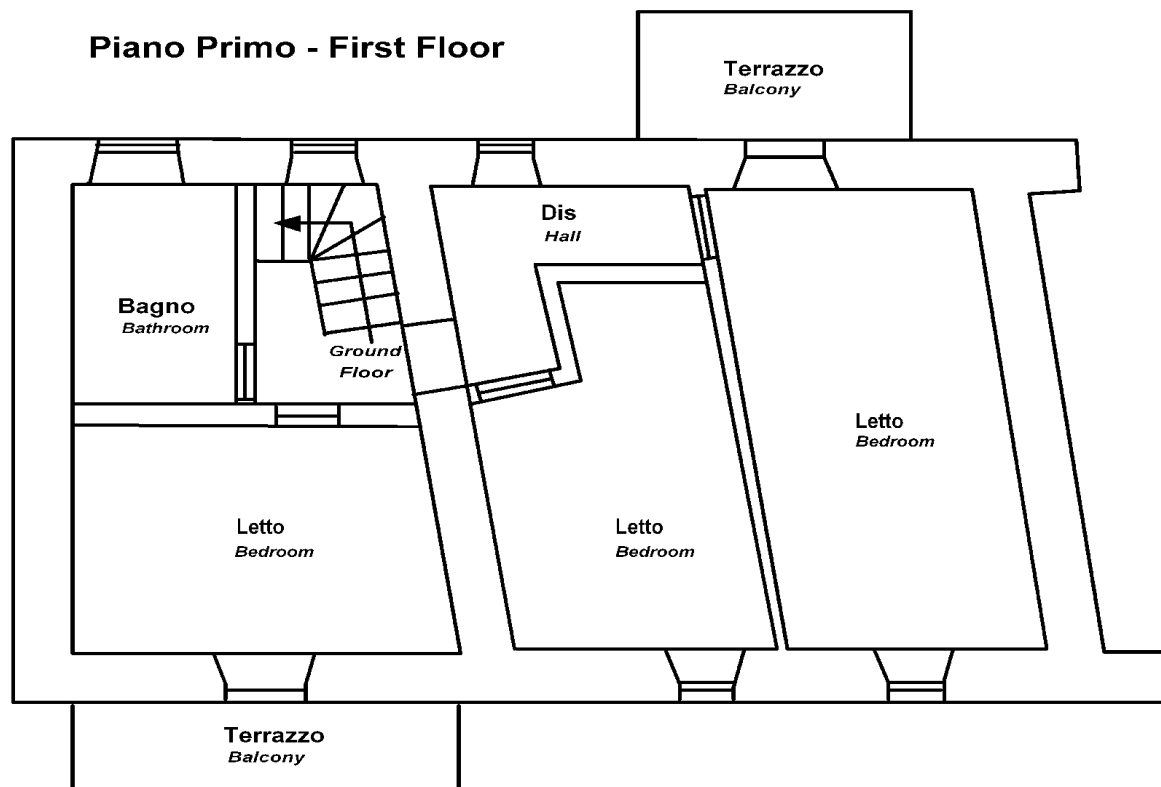
- bathroom with toilet, sink, bidet, bath/shower, washing machine connections
- front bedroom with balcony to front
- middle bedroom
- corridor to end bedroom with large balcony to rear
- floors - bathroom ceramic tiled, bedrooms beige terracotta



Upstairs Bathroom



Upstairs Bedrooms and Corridor

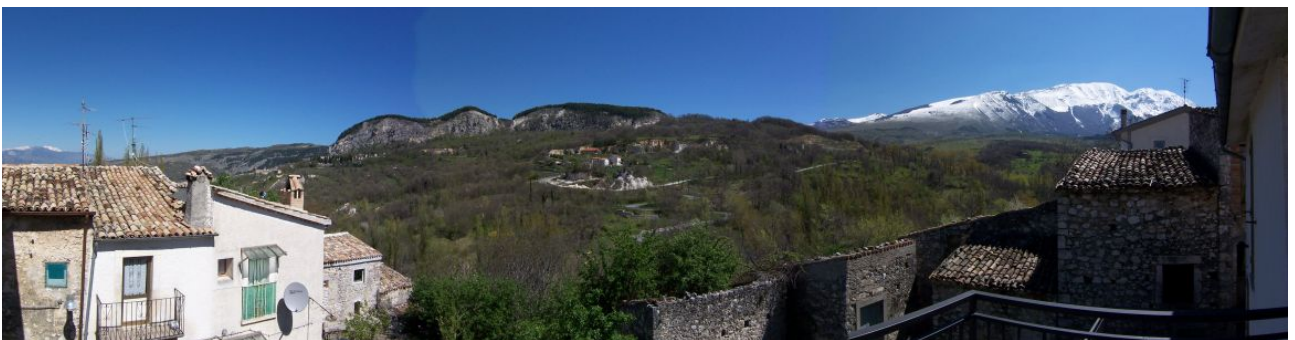
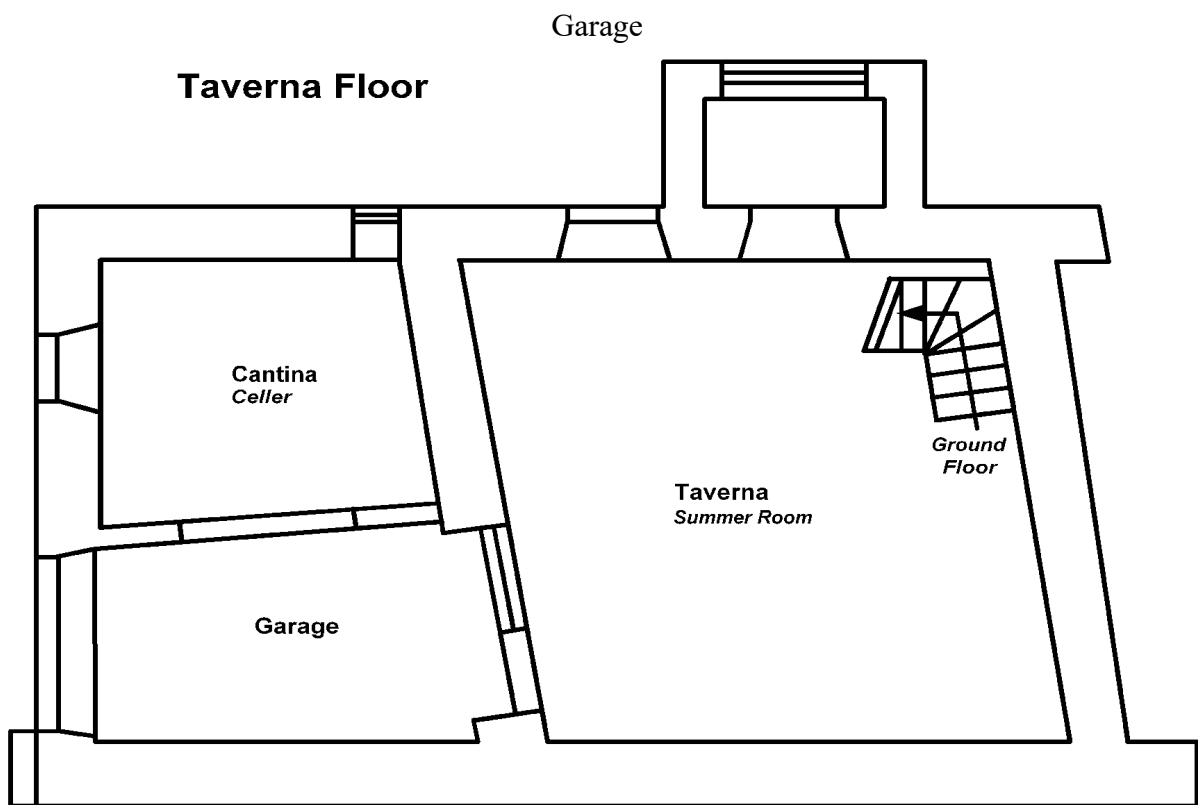


Cellar/Taverna level

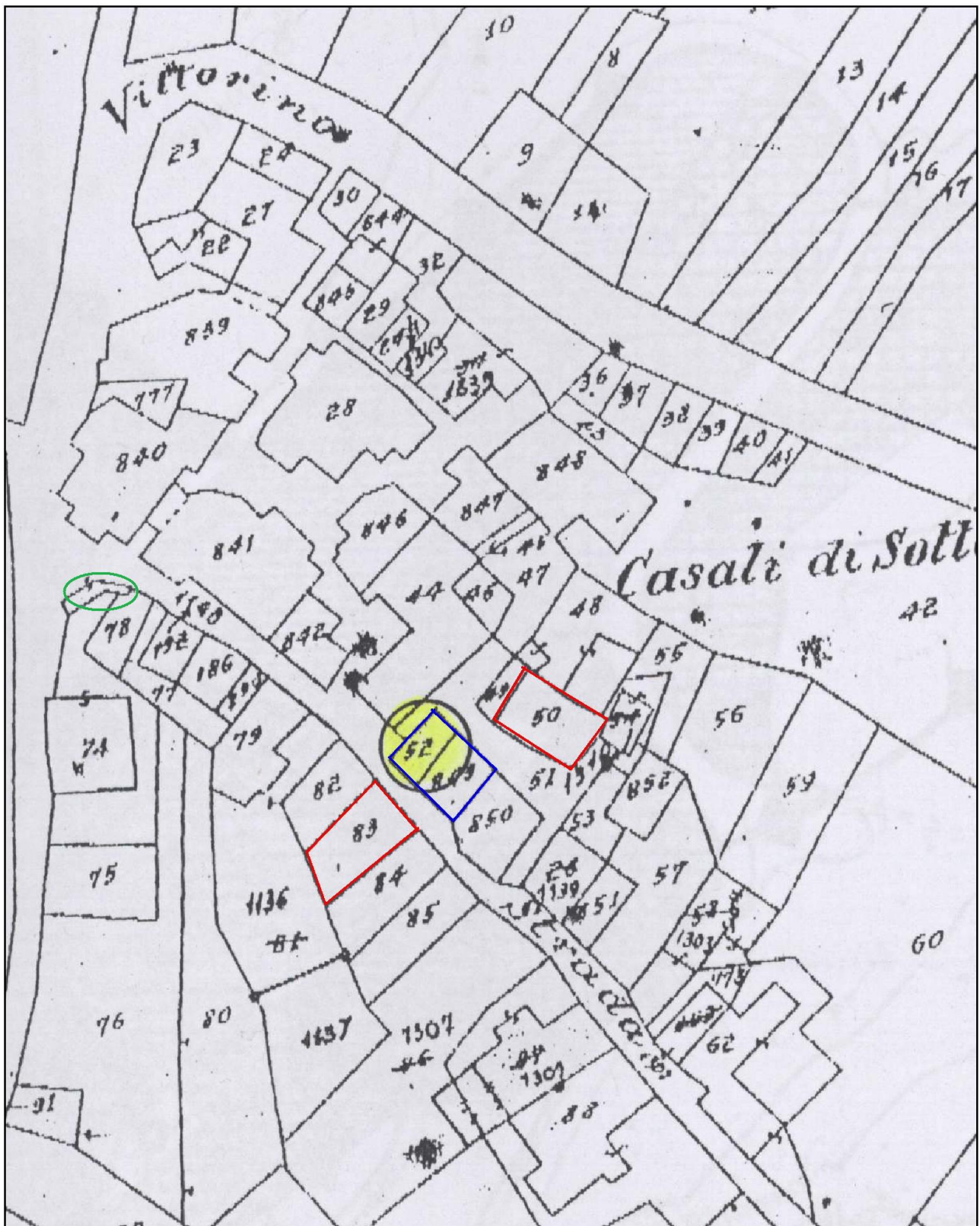
- garage, internal access to storage cellar and taverna
- storage cellar with gas boiler, access via separate exterior door
- taverna (cool in the summer), with access to rear garden area via exterior door and via internal staircase from living room
- floors - taverna tiled light terracotta, garage and cellar - cement



Taverna



Panaroma from back terrace



+

The old village fountain is outlined in green. The house (originally 2 houses) is outlined in blue. It comes with land on both sides (in red) which is rare for a village house. This layout guarantees an unobstructed view both to the front and rear, making the house very light. The front garden (83) is separated from the house by a rarely used narrow lane, given that the main road goes around the village. The access to the back garden (50) is either on foot around the side of the house or directly from the lower floor. It is located in an enclosed courtyard and separated from the house by an unused footpath.