Abruzzo

Abbateggio

Réf. 5919: Casa Masseria Majella is a unique house for sale at the foot of the majestic Majella mountain in Abruzzo.
Prix: € 425.000



Description

Welcome to Casa Masseria Majella, a unique property that functions as a residence, B&B and holiday home. Casa Masseria Majella is located at the foot of the majestic Majella mountain, between the charming villages of "Abbateggio" and "Roccamorice". This special property offers a perfect blend of comfort, style and functionality, surrounded by the breathtaking beauty of nature.

The main villa extends over two floors and was built in 2001 from reinforced concrete, making it earthquake resistant. With an A1 energy class, it meets the highest energy-saving standards.

Ground floor: Enjoy a spacious living room with fully equipped kitchen (Lube), three comfortable bedrooms, two modern bathrooms, laundry room, cellar, boiler room and an inviting veranda. With high-quality fixtures, double glazing, mosquito nets and a total area of 141 m² + 30 m² of porch, this floor offers everything you need.

First floor: Here you will find a large, equipped kitchen (Scavolini) with fireplace, a cozy living room, three bedrooms and two bathrooms/toilets. A generous 60 m² veranda surrounds this floor, perfect for al fresco dining and relaxing. High quality finishes, double glazing, mosquito nets, shutters and a centralized alarm system ensure comfort and security. This floor is currently being successfully rented out as a holiday home.

B&B: The characteristic stone house is separate from the main villa. Built around the middle of the last century and completely renovated in 2014, it currently serves as a cozy B&B.

Layout: Spread over two floors, the B&B has a separate kitchen, a quadruple room with a double bed and bunk beds, a modern bathroom and a beautiful terrace with panoramic views.
Central heating is provided by a gas boiler and the roof is ventilated and insulating for maximum comfort.

Outdoor Areas: Relaxation and Natural Beauty

Casa Masseria Majella offers extensive outdoor facilities for relaxation and recreation:

- Swimming pool: A 12x4 meter saltwater pool, accessible from various points around the site, with sun all day long. Including outdoor shower, toilet, storage room and two terraces of 28 m² and 24 m².
- Courtyard: A large courtyard of approximately 500 m², with a stone-lined well, wood-burning oven, barbecue under a canopy, enough space for a beautiful long table for wonderful long dining.
- Land: Approximately 2 hectares of agricultural land with 90 olive trees, a grove and various fruit trees. Includes a shed for agricultural implements and a stable. The site is completely fenced and accessible via an electric gate. Enjoy wandering on your own land between the many fruit trees.

Majella region

The Majella Region in Abruzzo, Italy, is a hidden gem that offers a perfect blend of breathtaking landscapes, rich culture and authentic Italian charm. Located in the heart of the Apennines, this region

is known for its spectacular nature, picturesque villages and numerous outdoor activities.

Mount Majella, the second highest massif of the Apennines, dominates the landscape with its imposing peaks and deep valleys. One of the largest protected areas in Italy, Majella National Park offers visitors a variety of hiking and cycling trails that lead through pristine forests, along rivers and over mountain peaks. This park is a nature lover's paradise, with more than 2,000 plant species and rich wildlife, including wolves, bears and eagles.

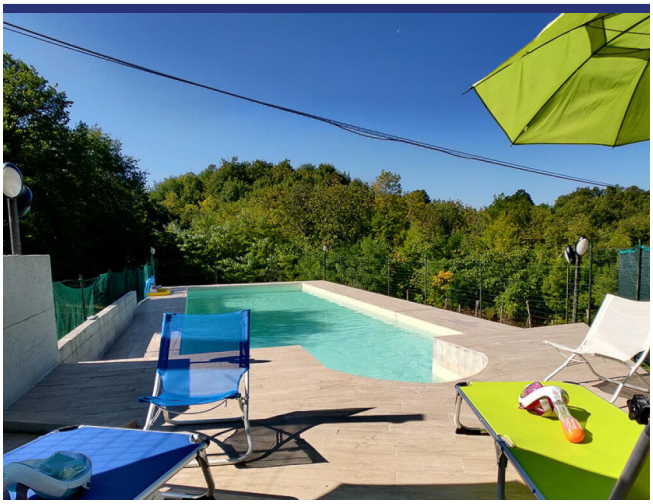
The villages surrounding the Majella, such as Abbateggio and Roccamorice, retain their traditional charm with narrow streets, stone houses and historic churches. Abbateggio is famous for its stone houses and ancient traditions, while Roccamorice is known for its impressive rock cliffs and centuries-old hermitages, such as the Eremo di San Bartolomeo in Legio and the famous Eramo di Santo Spirito in Majella.

Casa Masseria Majella is not only very spacious and has all amenities provided, but also sustainable. Since 2012, the building has been equipped with solar panels for hot water and electricity.

Whether you are looking for a permanent home, a holiday home or a successful B&B, this unique property offers endless possibilities.

Contact us today for more information or a viewing and make your dream come true.

Les photos









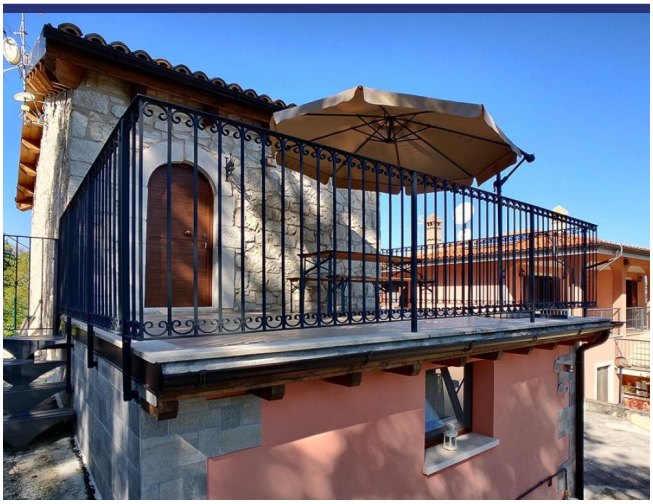
















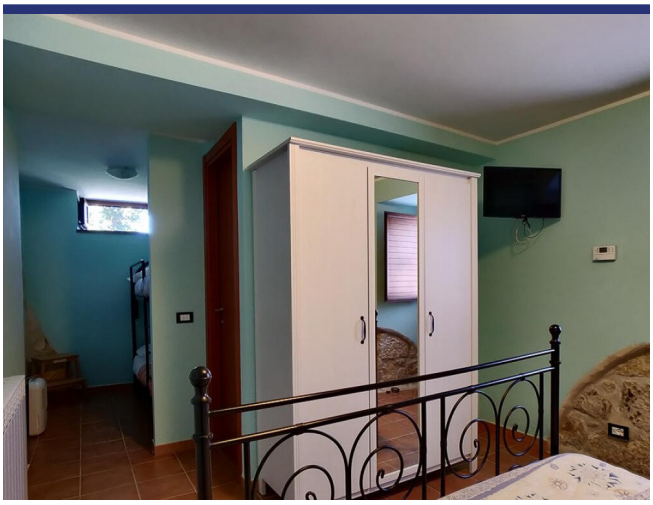


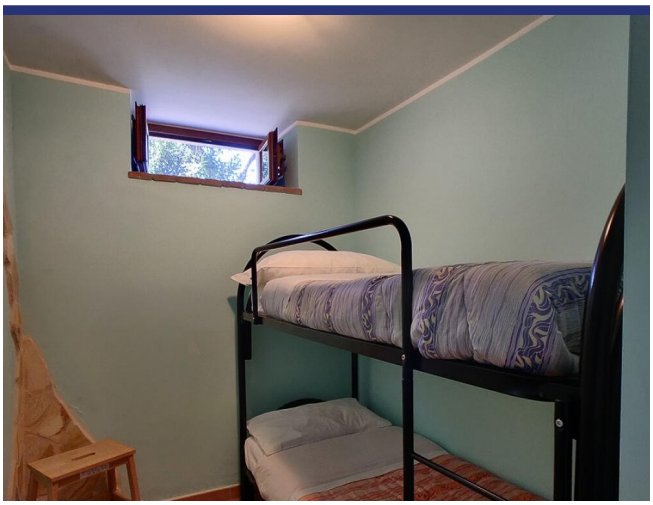


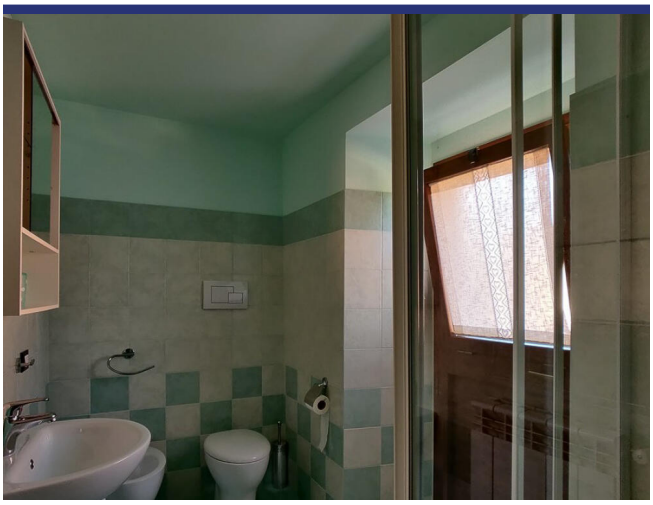




















Endroit & détails



(la marque n'est pas l'emplacement exact du bien)

- Reference: 5919
- Villa/Ferme
- Agritourisme/Chambre d'Hôte
- Vue panoramique
- 2 km du village
- Jardin
- Terrasse
- Chauffage central
- Cheminée
- Garage: Parking
- Studio indépendant: Oui
- piscine: Oui
- Prix: € 425.000

- Surface habitable: 450 m^2
- Surface du terrain: 17000 m^2
- Chambres: 8
- Salles de bains: 6
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Vendu

Information

Le processus et les frais d'achat

Pour plus d'information sur la procédure d'achat, n'hésitez pas à nous contacter. Nous vous enverrons avec plaisir notre documentation détaillée sur le processus d'achat, les démarches à faire et les frais d'acquisition.

Que fait ItaliaCasa

ItaliaCasa est un agance international immobilier avec seulement 1 spécialisation: l'immobilier italien! Nous combinons le meilleur de deux mondes. Solidement installé en Italie, nous n'oublions pas nos racines d'Europe du Nord. Nos représentants multilingues en Italie sont une garantie pour une une connaissance parfaite des conditions du marché local. Nous comprenons nos clients internationaux comme nous comprenons la manière italienne de faire des affaires. Cela nous permet d'offrir à nos clients la meilleure assistance possible au cours du processus d'achat.

Pourquoi choisir ItaliaCasa?

Nous parlons votre langue et comprenons vos désirs. Sur internet, de nombreux intermédiaires proposent de l'immobilier à l'étranger. Souvent, ces intermédiaires n'ont aucune connaissance de l'immobilier Italien, de la situation du marché Italien, du système juridique Italien, ce qui nuit gravement à un quelconque accompagnement sérieux et professionnel. Chez ItaliaCasa nous connaissons tous les objets proposés et les avons sélectionné spécifiquement pour pouvoir correspondre aux souhaits des clients du marché nord-européen. Ensuite nous accompagnons la totalité du processus d'achat. Il s'agit d'un travail de spécialistes qui savent à quel moment des difficultés peuvent être rencontrées et quelles affaires nécessitent une attention plus particulière lors d'un achat. Tous les aspects cadastraux, juridiques et de permis de construire sont mis en perspective afin de représenter le client au mieux. Avec comme principal objectif : un achat réussi et sans soucis!

Voulez-vous en savoir plus?

ItaliaCasa BV

Téléphone
Belgique: +32 3 3699432
Pays Bas: +31 71 3649732
Italie: +39 0332 1791448

info@italiacasa.net

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