

Villa for sale in Cantalice

€ 185.000

Ref. 2695L



345 sq.m | Bathrooms: 2 | Bedrooms: 5 | Rooms: 12

Villa for sale in Via G.Pascoli
Loc. San Felice All'Acqua - Cantalice

Abaco Grandi Immobili offers for sale a completely detached villa surrounded by greenery, a stone's throw from the Sanctuary of San Felice all'Acqua, in a panoramic and private location.

Situated at approximately 700 metres above sea level, the property enjoys breathtaking views of the Rieti valley, with Lakes Lungo and Ripasottile in the background.

An ideal setting for those seeking serenity, contact with nature, and generous spaces.

Main features:

Villa on two levels, surrounded by 4,500 m2 of private garden, fully fenced and bordered by medium and tall trees, flowers and fruit trees.

Two fireplaces: one in the large living room and one in the kitchen.

Large cellar and boiler room of approximately 35 m2 in the basement.

Internal composition

Ground floor:

20m2 veranda that serves as the entrance to the house from which the various rooms branch off: Bright living room of approximately 40m2 with fireplace Eat-in kitchen with second fireplace Bedroom Bathroom Study First Floor:

Double living room with panoramic views on several sides (45 m2), kitchen with balcony, 3 bedrooms, study, 1 bathroom

Thanks to the presence of a second entrance through the double living room at the rear, the villa is perfectly suited to being divided into two independent residential units:

ideal solution for large families, parents and children, or for creating a hospitality facility.

Learn more

Heating with LPG boiler.

The villa is accessible via a short, easily accessible dirt path where other families who have chosen to live on this splendid natural terrace live.

The price includes one hectare of land with a structure used as a stable/animal shed. A one-of-a-kind residence, also suitable for business ventures such as a B&B, holiday home, or retirement home.

It requires maintenance, but retains its charm and potential intact.

Agency 2 - Via Sandro Pertini, 488 - Campoloniano:

Telephone: 0746 762775

Agency 1 - Piazza Marconi, 5 - Rieti:

Telephone: 0746 270180

Property Informations

Address: Via Giovanni Pascoli, snc

Zip Code: 2014

Bedrooms: 5

Bathrooms: 2

Rooms: 12

State of Preservation: Be Restored

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1985

Balconies: Present

Garden: Private

Kitchen: Regular Kitchen

Features

Tv Antenna

Porch

Closet

Fireplace

Wiring

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Nearby

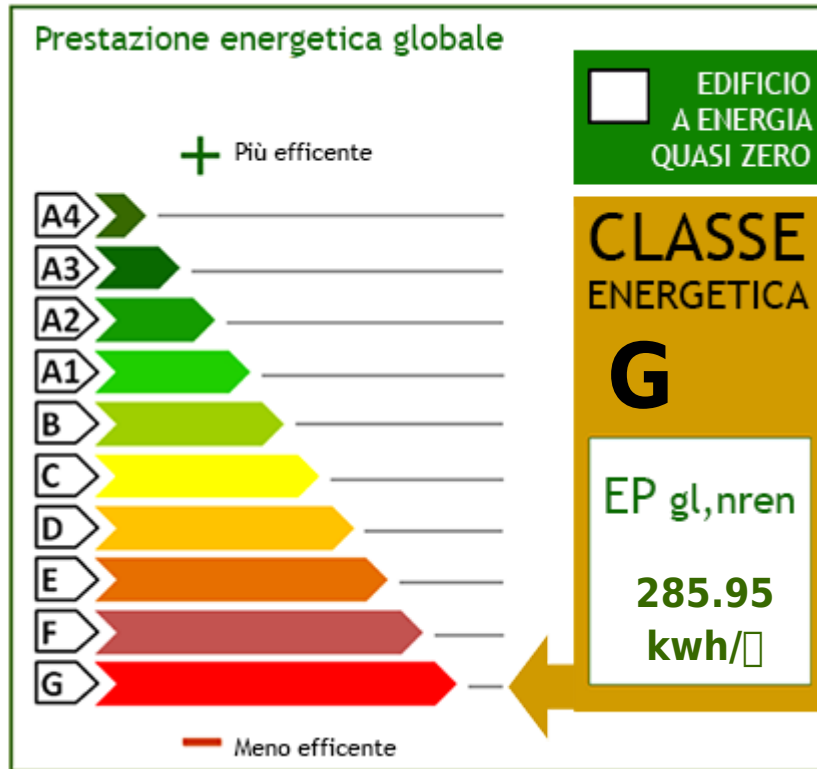
Football Fields

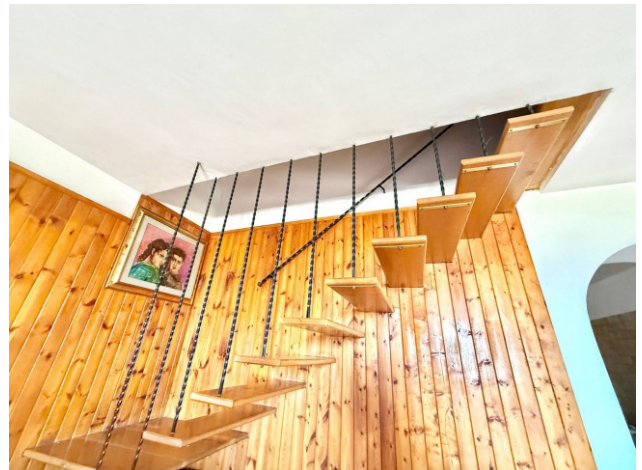
Fitness Centers

Public Transport

Post Offices

Municipal Offices





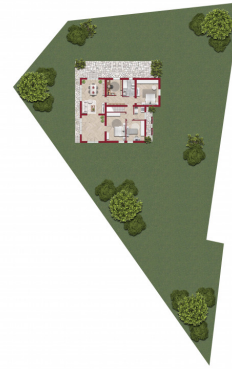




PIANO TERRA

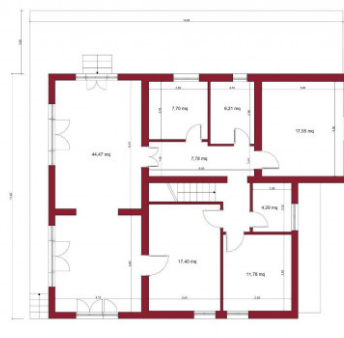


PIANO PRIMO



PIANO TERRA

LE MISURE VANNO VERIFICATE IN SEDE DI RILIEVO



PIANO PRIMO

LE MISURE VANNO VERIFICATE IN SEDE DI RILIEVO



Abaco - Grandi Immobili

Piazza Marconi, 5 - Rieti (RI) - Phone number 0746270180
 info@abacoimmobiliare.com - <https://www.abacoimmobiliare.com/en>
 VAT 01179540578