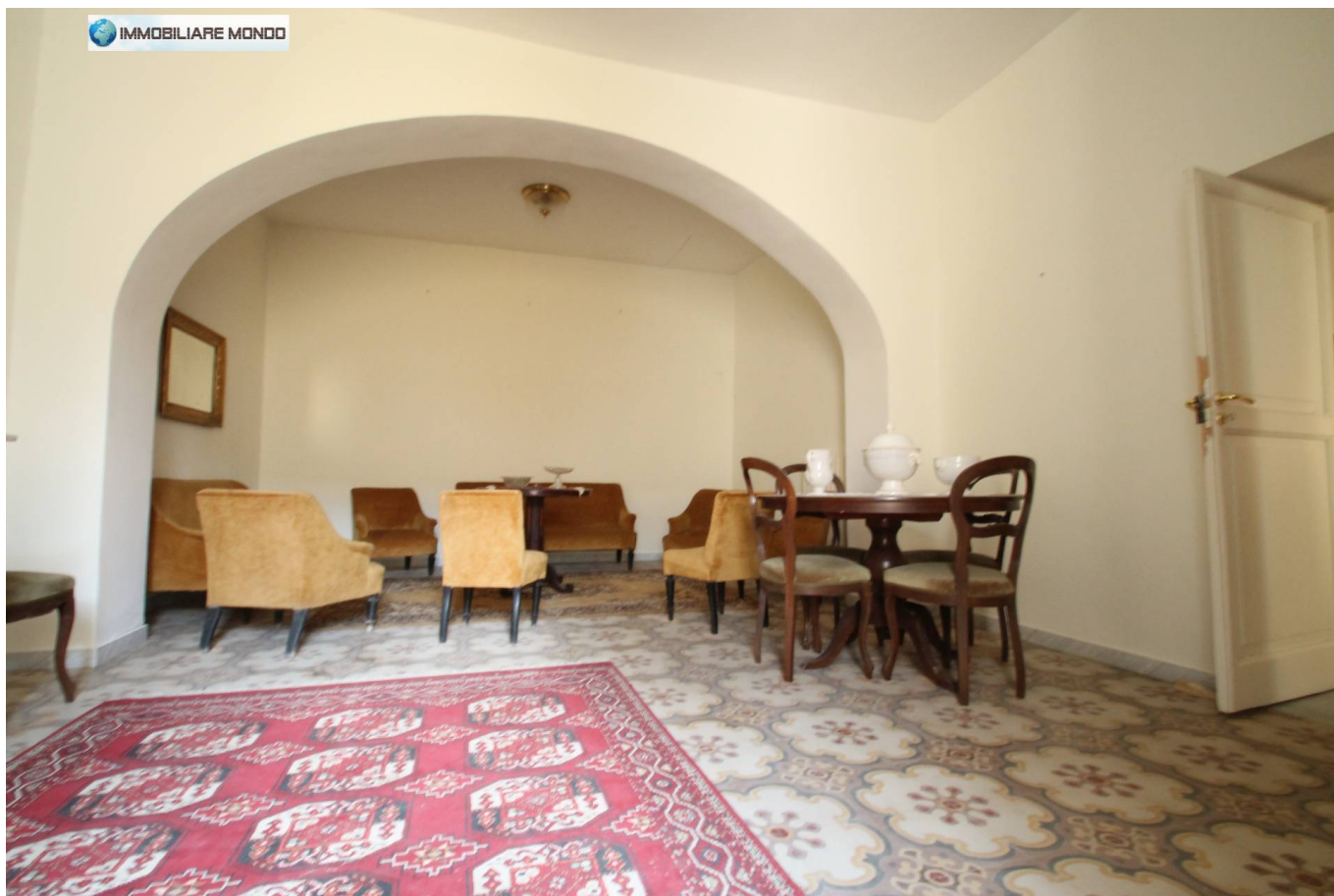


## a Larino

# € 150.000

### Ref. F657



**274 sq.m | : 3 | : 2 | : 6**

For sale prestigious apartment, large and very bright, of undoubted historical-artistic value, totally and finely renovated (date of last renovation: 2009), located on the first floor of a welcoming noble palace (in excellent conditions of maintenance and general conservation), built in ancient times and subject to an initial renovation carried out at the end of the eighteenth century; the palace is located in the heart of the historic center of the city of Larino, a short distance from the Romanesque Cathedral Church, the Ducal Palace, home to the Town Hall and the Civic Museum, as well as some medieval and Renaissance monuments and other period buildings. In the historic center, mainly for residential use, there are commercial businesses and various B&B and restaurant activities.

The palace is accessed through an arched portal, on which is positioned the coat of arms of the owning family, with two lateral marble columns, closed by a solid wooden door with armoured carving visible from inside the palace.

The large entrance hall, formerly used as an entrance and as a stable for horses, overlooks spacious rooms, used for storage and clearing (two of which are part of the apartment for sale), which could be transformed into two small apartments.

Of these two rooms, both equipped with high windows, one (formerly used as a stable, with a manger still present and well preserved) is currently without internal finishes and technological systems, while the other has a stoneware floor, plastered and painted internal walls and is equipped with a concealed water and electrical system. In this last room, there is also a small bathroom, with a bathtub and toilet.

In the centre of the atrium, there is the shared staircase, which leads to the first floor and the upper floor, equipped with a stair lift.

The apartment for sale measures 250 sqm of floor space and consists of a large entrance hall, double living room, a single dining room with fireplace and eat-in kitchen (from this room, through a trap door in the floor, you access a basement storage room with window), two spacious bedrooms, a room used as a study, a main bathroom with tub, shower and window and a service bathroom also with window. The kitchen, with dining area, and the study both have lovely little balconies.

On the ground floor there is a tavern with bathroom and window and a cellar of 54 m2.

The finishes are characterised by an ancient flooring (perfectly preserved) or in terracotta, ceramic coverings for the kitchen and bathrooms, plastered and painted walls and ceilings, external aluminium frames with double glazing and internal shutters, an armoured wooden entrance door to the apartment and internal swing doors in solid wood.

The unit is complete with water and sanitary systems, electrical system, video intercom system and independent heating system with internal boiler, also used for the production of domestic hot water, powered by methane, and cast iron wall radiators. All systems are independent and of the underfloor type.

Call now Raul 3294363448 or office 0875871077 to view this splendid apartment in Larino..

The city of Larino is located in the Molise region in the province of Campobasso. Situated at an altitude of about 400 meters above sea level among the hills of Lower Molise. About 52 kilometers north-east of Campobasso 90 km from Isernia and 26 km from Termoli and the Adriatic coast. The territory is predominantly hilly with a large flat area called Pianura di Larino that leads towards the Adriatic coast.

The city is known for its events such as "La Carrese" of San Pardo in early March, La Fiera de Ottobre and a trade fair of peasant origins and the Carnival which every year, usually during the weekend preceding Shrove Tuesday, features the parade of "papier-mâché giants", allegorical floats built by groups of local youths that reach 6 meters in height.

## Property Informations

: Via Olmo : 86035

: 2 : 3

: 6 : 1

: 2

