Immobiliare Mondo
Via del Molinello 3 - 86039 Termoli
Phone number 0875871077

Farmhouse a Guglionesi

€ 130.000

Ref. F722



240 sq.m | : 3 | : 3 | : 5

Farmhouse for sale in Guglionesi with 70 olive trees and 3.7 hectares of agricultural land.

This splendid farmhouse, located in the picturesque landscape of Guglionesi, extends over a total surface area of 240 square meters.

The house is divided into three floors:

On the first floor: upon entering, you are welcomed into a bright and welcoming space that includes an open kitchen, perfect for preparing delicious meals with friends, a fireplace and a bathroom with shower and window.

On the first floor: accessed via an internal staircase, you'll find the sleeping area with three bedrooms where you can rest and relax, and a bathroom with shower, guaranteeing comfort and privacy for everyone in the house.

The semi-basement floor: consists of a large tavern with a large open kitchen with a large working fireplace, a service bathroom connected to the laundry room, a large garage for two cars, two cellars and a water tank.

The state of conservation is good and well maintained over time.

The farmhouse is equipped with a wood-burning heating system, ideal for saving on running costs and creating a warm and welcoming

atmosphere during the winter.

Furthermore, the farmhouse is tastefully furnished and equipped with all the comforts necessary for a comfortable and functional life.

The property also boasts a beautiful terrace, ideal for enjoying moments of relaxation outdoors and admiring the splendid view of the surrounding countryside.

Furthermore, a large private garden and surrounding 3.7 hectares of agricultural land offer the opportunity to grow plants and create a green oasis for spending pleasant moments outdoors.

For those who need space to park their cars, the farmhouse has a double garage, while a tool shed is present for additional space.

The property is completed by:
- Fence on the entire property,
- A paved terrace,
- View of the sea and the entire valley,
- Agricultural land of 3.7 hectares,
- Productive olive grove of 70 trees,
- An orchard with various fruit trees: apricot, cherry, fig, pear, apple, walnut, almond, peach, etc.
- Double aluminum window frame,
- Drinking water,
- Electric light,
- Cesspit,
- Two traditional wood-burning fireplaces,
- TV Antenna,
- Tool storage,

The Strengths that Make the Difference:

Absolute Tranquility in the Countryside: Enjoy true isolation from the hustle and bustle and the serenity of nature, with an enviable location surrounded by history and breathtaking scenery. The perfect place to unwind and experience beauty.

Nearby and Accessible Services: You're surrounded by greenery, yet essential services (shops, supermarkets, etc.) are just 4 km away. The ideal combination of rural privacy and everyday convenience.

The farmhouse is registered in the land registry as a warehouse (C/2)

To view this farmhouse for sale in Guglionesi with 70 olive trees and 3.7 hectares of agricultural land, please contact me without obligation for more information or to book a viewing. Call Raul at 3294363448.

Guglionesi is well connected to the motorways and is located 80 km from Pescara International Airport, 350 km from Rome, 250 km from Naples and 70 km from the Matese ski resort, Campitello Matese with its 40 km of ski slopes.

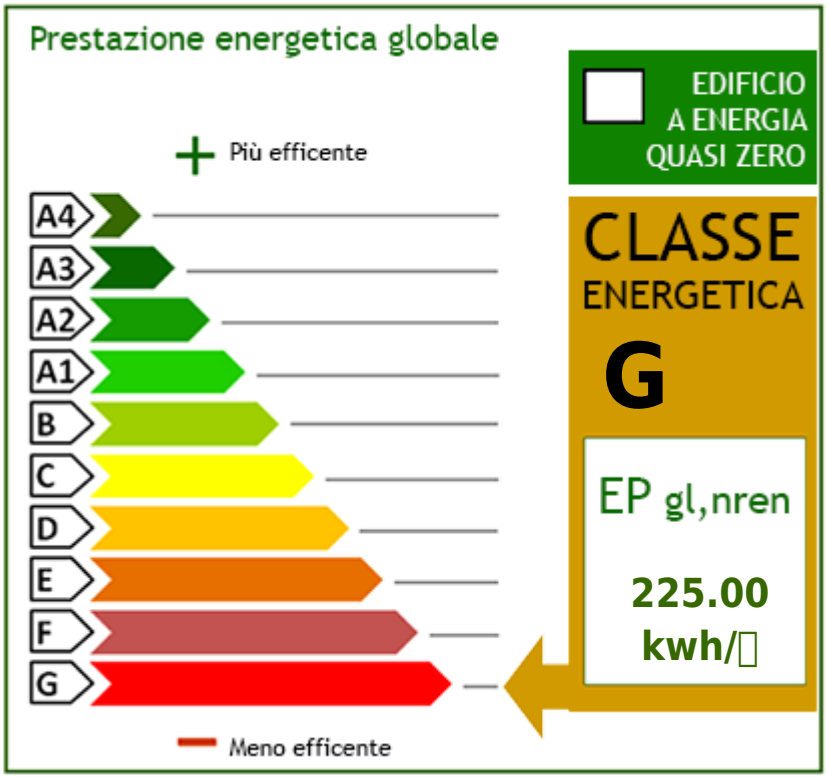
Guglionesi is an Italian municipality of 5,148 inhabitants in the province of Campobasso in Molise, it is the largest municipality in the region with just over 100 km of surface area.

Guglionesi, perched on a hilltop in a landscape marked by the colors of cultivated fields, the blue of the Adriatic Sea on the horizon, and the gentle Biferno River valley, is a pleasant discovery for visitors.

The medieval town, enclosed by three main parallel streets, preserves some of Molise's most famous monuments, such as the Church of Santa Maria Maggiore, with the elegant crypt of Sant'Adamo, and the Church of San Nicola, one of the most significant examples of Romanesque art in Molise.

Property Informations

: 3	: 3
: 5	: 3


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
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CLASSE ENERGETICA
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225.00 kwh/
Meno efficente

















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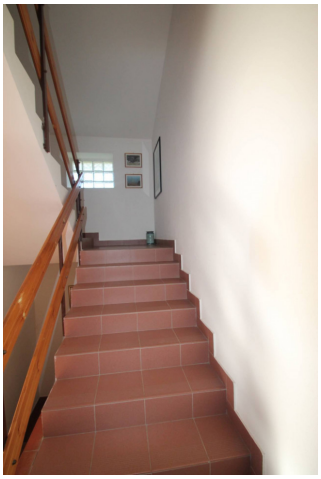












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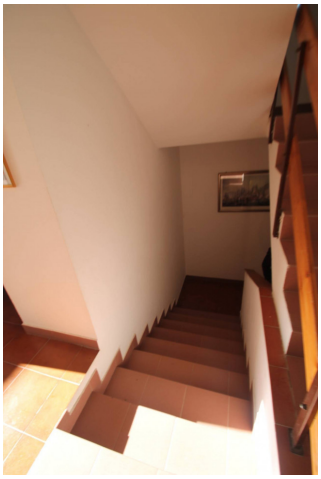


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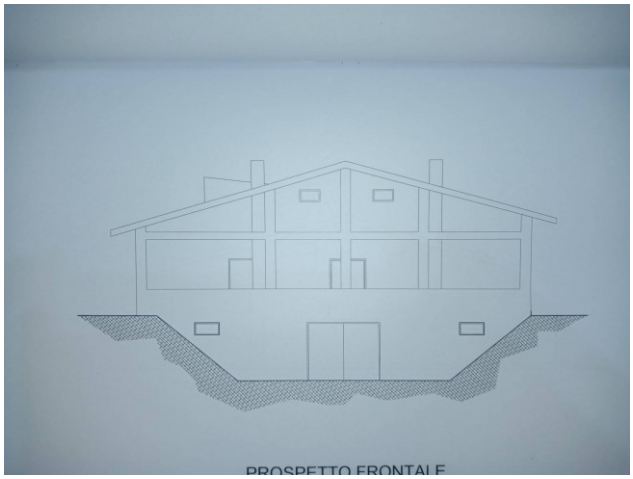


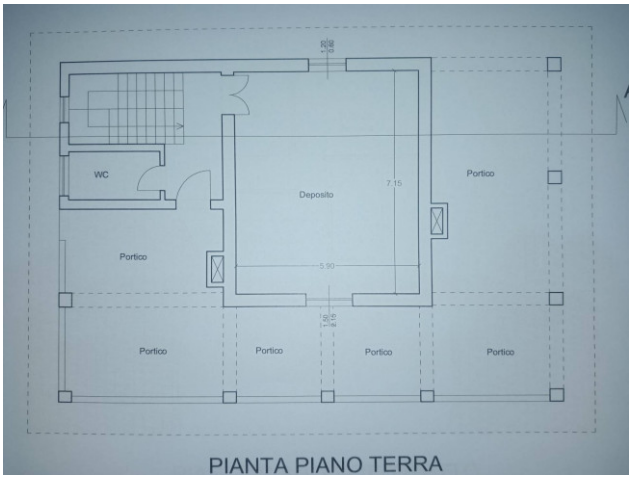


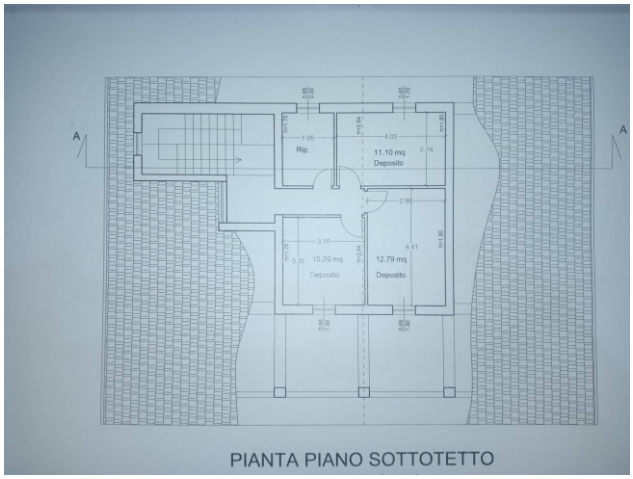












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