Abruzzo

Abbateggio

Ref. 5919: Casa Masseria Majella is a unique house for sale at the foot of the majestic Majella mountain in Abruzzo.
Asking Price: € 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.

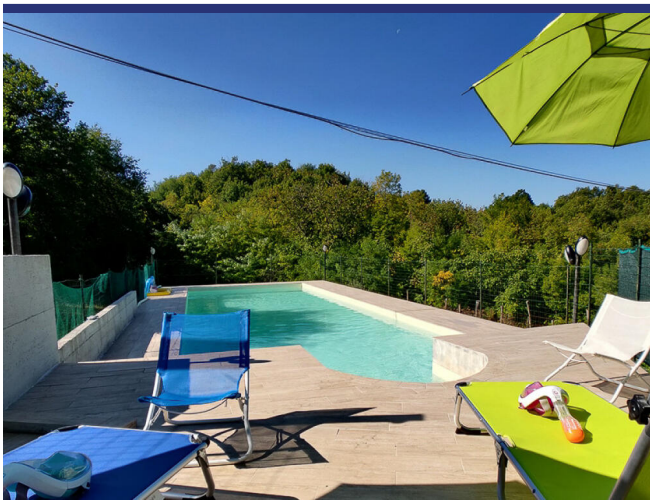
The villages surrounding the Majella, such as Abbateggio and Roccamorice, retain their traditional charm with narrow streets, stone houses and historic churches. Abbateggio is famous for its stone houses and ancient traditions, while Roccamorice is known for its impressive rock cliffs and centuries-old 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.

Pictures









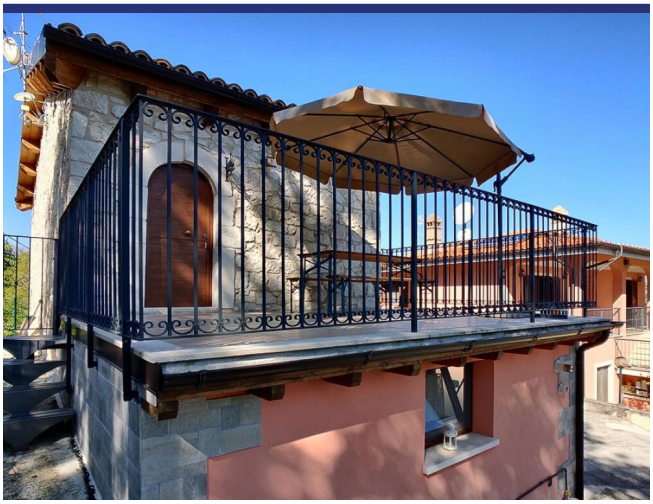
















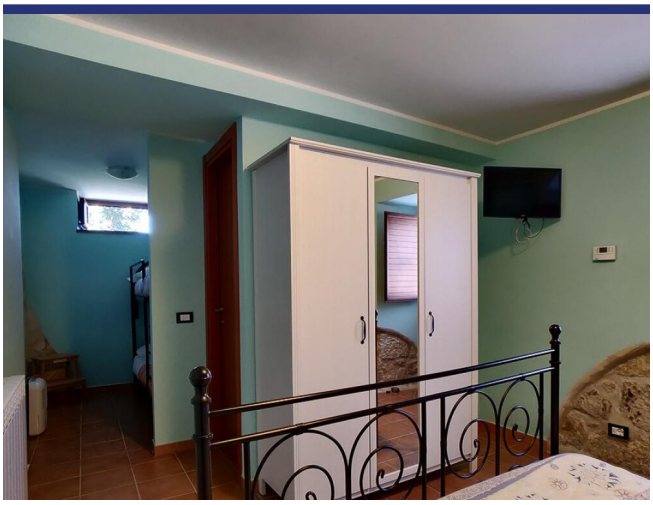


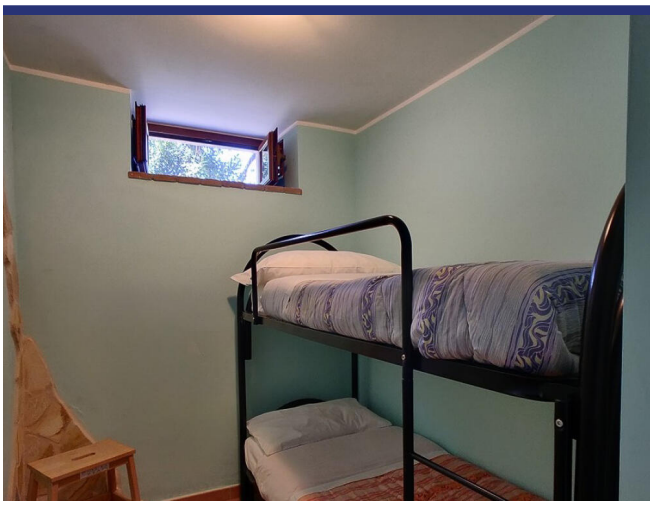


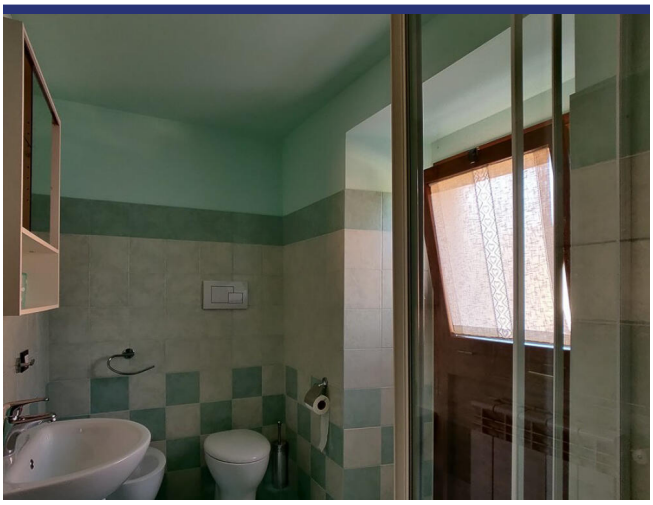




















Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5919
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 425.000

- Floorspace: 450 m^2
- SQM Plot: 17000 m^2
- Bedrooms: 8
- Bathrooms: 6
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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