

# Abruzzo

## Bellante

Ref. 5732: Casa la Frutta is a contemporary rural villa located in a stunning, tranquil spot, with panoramic views of the nearby hills covered with olive trees and wheat fields, and the Gran Sasso mountain range in the horizon.

Asking Price: € 470.000



# Description

Casa la Frutta is a contemporary rural villa located in a stunning, tranquil spot, with panoramic views of the nearby hills covered with olive trees and wheat fields, and the Gran Sasso mountain range in the horizon. The villa, which has 5 bedrooms and 7 bathrooms, features a swimming pool and is enclosed by its own land of 1.65 hectares of garden with shrubs, trees and an olive grove with 100 trees.

The villa was built in 2015 on the site of a former farmhouse, and has a timber frame construction with excellent insulation. It is very cost-effective to run, as it has solar panels for hot water and a 6kw array of photovoltaic panels on the roof. The property is currently used as a B&B and holiday home, with great results.

The villa has one bedroom with ensuite, a bathroom, a kitchen, a dining room, and a sitting room on the ground floor, and four more bedrooms, each with an ensuite, on the first floor. The property also has three outbuildings: one with a technical room, four other rooms, and a bathroom; one with two rooms, a bathroom, and a kitchen; and one used as a garage and workshop. The property features a swimming pool (12.5 x 4.8m) with a pool house and has views of the hills and mountains.

The villa has solar panels that heat the water and photovoltaic panels that produce 6kw of electricity. The villa and one of the outbuildings have underfloor heating. The water for irrigation and other purposes comes from a pump that draws from a nearby lake. Most of the windows of the main house have insect nets to keep out bugs. All the windows have shutters to block out the sun or provide privacy. The villa is surrounded by 120 olive trees and 15 fruit trees that produce delicious fruits.

The villa is situated in a quiet area, at the end of a 1km unpaved road, off the road that connects Bellante Stazione and Bellante Paese. There are shops, pizzeria and cafes at 3km distance that offer everything you need for daily life. At 8km, there is a shopping centre, a large supermarket and many other shops.

The A24 motorway is only 5 minutes away by car, giving you easy access to the beaches at Giulianova (12km away) and Cologna spiaggia, and to the opposite direction, to Teramo (15km) and the mountains beyond. Assergi is 45 minutes away by car, leading up to Campo Imperatore, a high plateau with stunning views and hiking trails. Pescara airport is 45 minutes away by car.

The villa is also close to Civitella del Tronto (20km), an ancient fortress with a rich history. Rome is 2.5 hours away by car and there is also a convenient coach service from Bellante that runs several times a day to the centre of Rome and takes 2.5 hours.

# Pictures







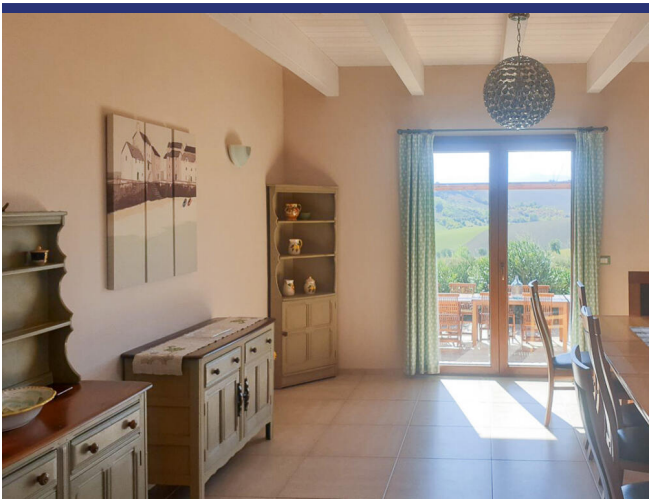
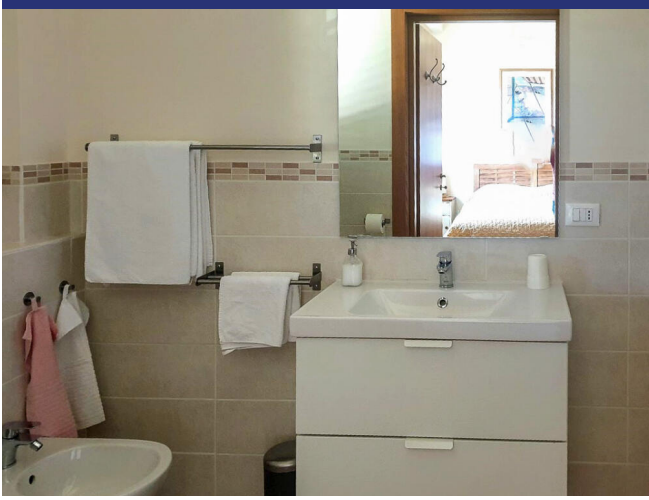


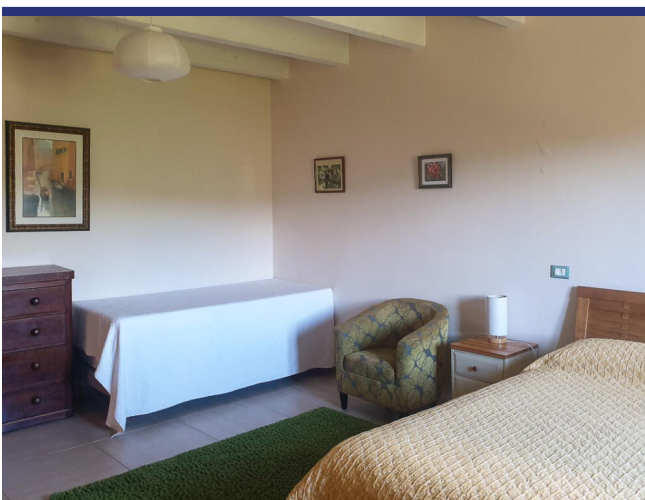
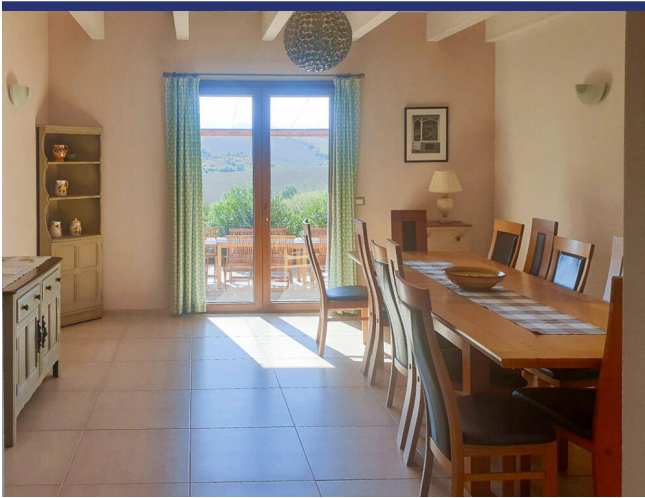










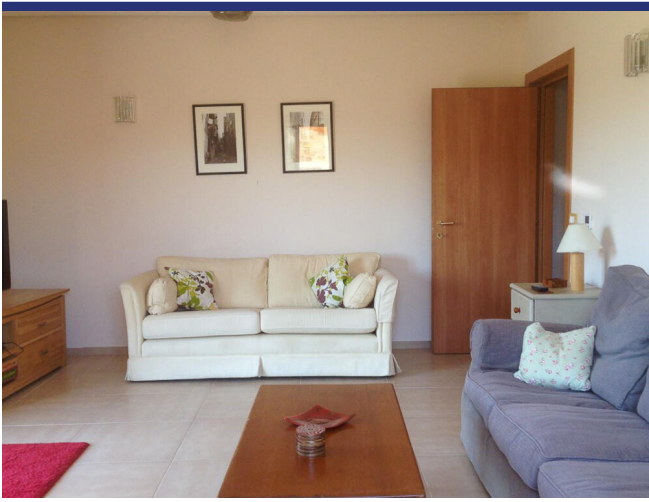








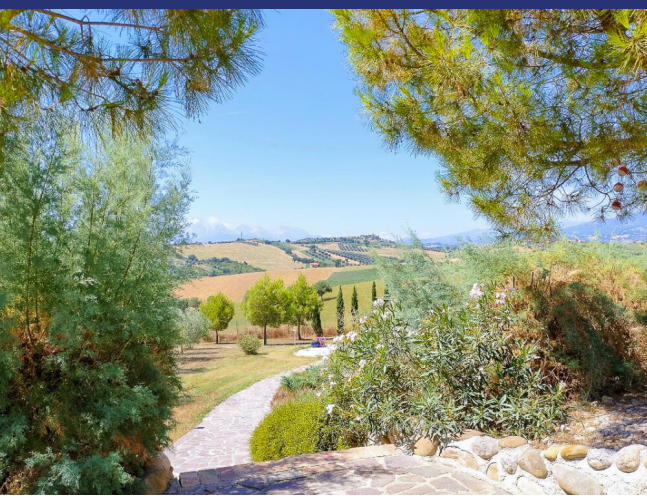












# Location & Details



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

- Reference: 5732
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 20 km to Sea
- 3 km to Village
- Garden
- Terrace
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 470.000
- Floorspace: 420 m<sup>2</sup>
- SQM Plot: 16500 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 7
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# 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 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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