# Abruzzo

## Teramo

Ref. 5414: Casa Amata is a large country house with swimming pool for sale in the beautiful countryside of the northern part of Abruzzo.
Asking Price: € 349.000



# Description

Casa Amata is a large country house with swimming pool for sale in the beautiful countryside of the northern part of Abruzzo. The country house has exceptional panoramic views over the rolling hills and the Gran Sasso Mountain range. The house is located just 8 km from Teramo, a Roman town with a castle, a gothic cathedral and the ruins of a Roman amphitheatre. The property is also strategically located between the Adriatic Sea and the Parco Nazionale del Gran Sasso e Monti della Laga. Furthermore, even though the location of the property is very private, it is not isolated as it is nearby the small village of Poggio San Vittorino.

You arrive to the country house by a private entry road. The country house is comprised 390 $m^2$ of floor space divided over two levels, connected by an external staircase. On the ground floor there is a kitchen, a dining room, a spacious room (the owners use it as a yoga studio), two toilets, a reception room, a storage room, a utility room, and a garage. On the first floor there are five bedrooms, four bathrooms, a kitchen an entry hall, two living rooms (one with a fireplace), and two outside terraces.

The country house is in excellent condition as it underwent various renovations five years ago. The renovations included the installation of new high-quality windows and shutters, a new central heating system, a spacious yoga studio, renewed walls, and a new bathroom. Casa Amata has been active in the last years as a highly rated B&B and a small wellness retreat center. Therefore, it is also furnished accordingly, with a separate apartment integrated on the first floor.

The property has a fenced garden of approximately 1600 $m^2$. In the outer part of the garden there is a large shed, a wooden sun deck and an above-ground swimming pool (8 x 4 m). The swimming pool has a beautiful view of the surrounding hills and mountains. On the land there is a good selection of fruit trees and space for a vegetable garden.

Casa Amata is easily reachable from the airport of Rome, making it very accessible for international travellers.

# Pictures

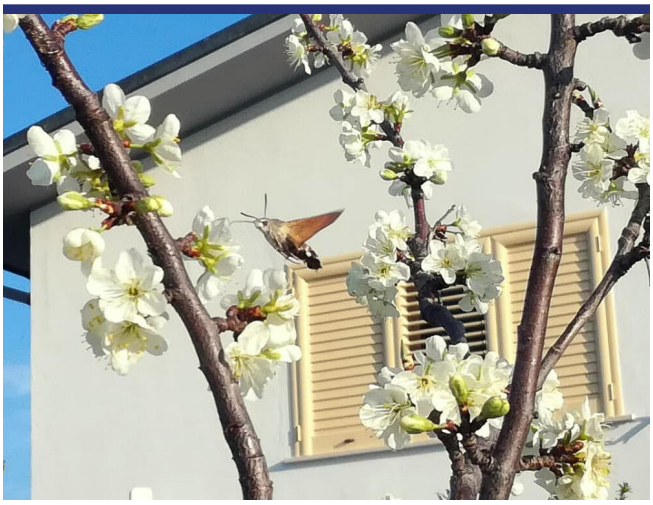








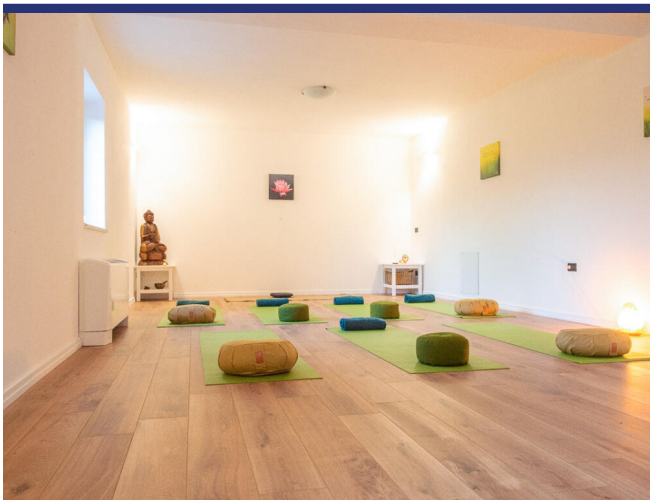


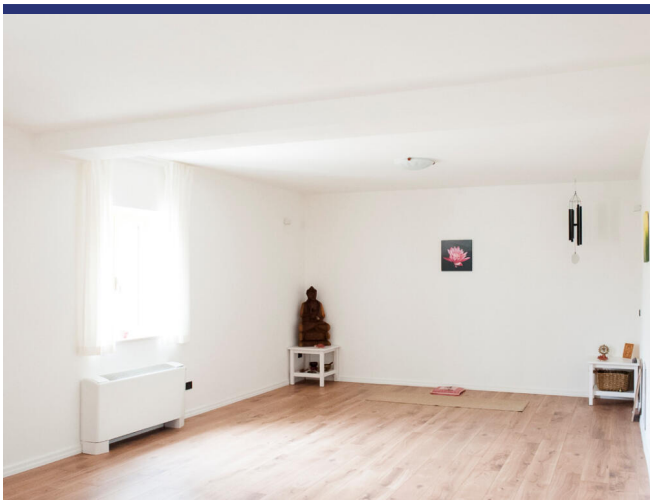


















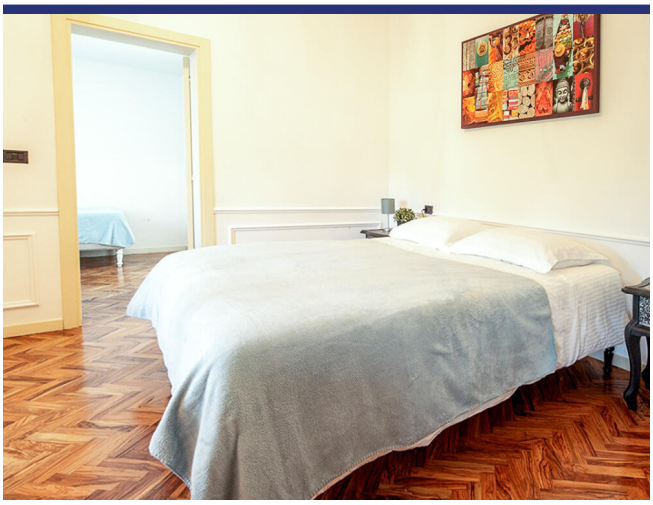

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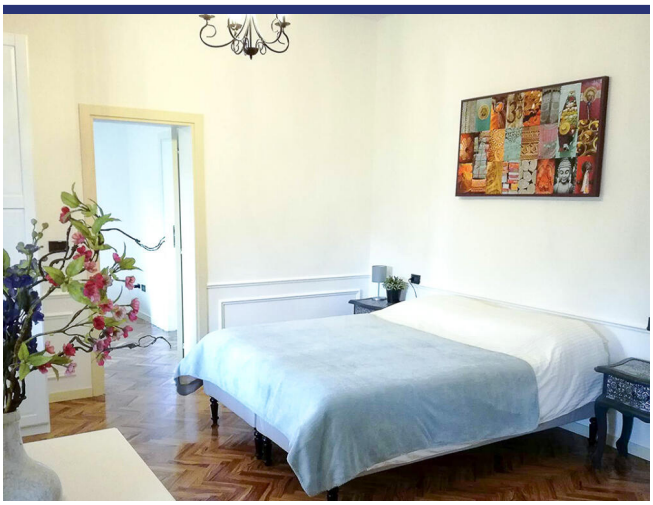










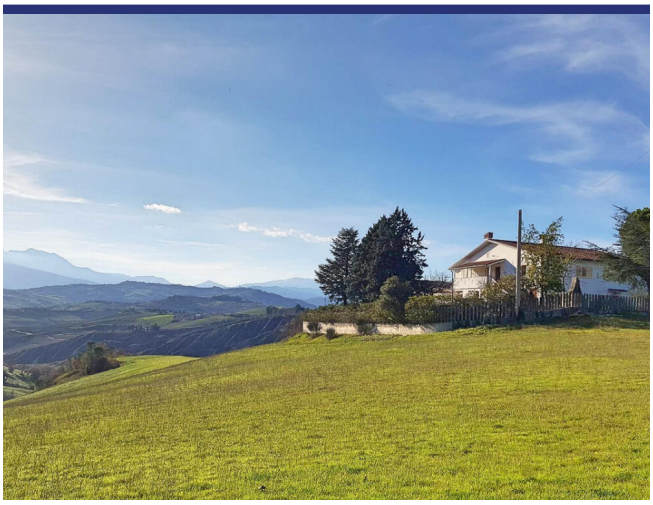


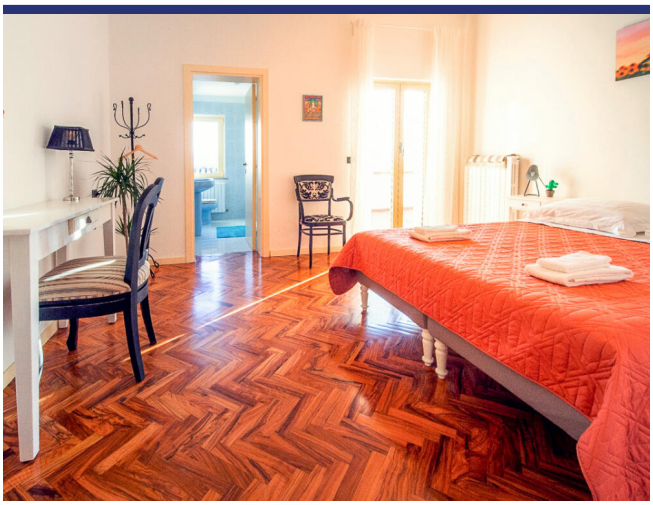






















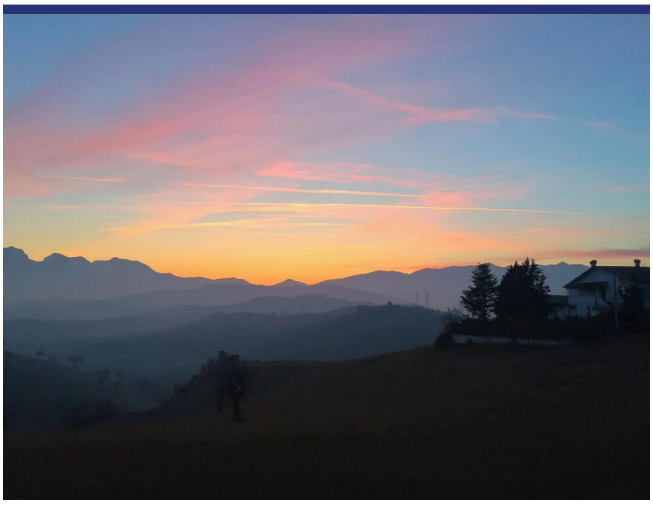




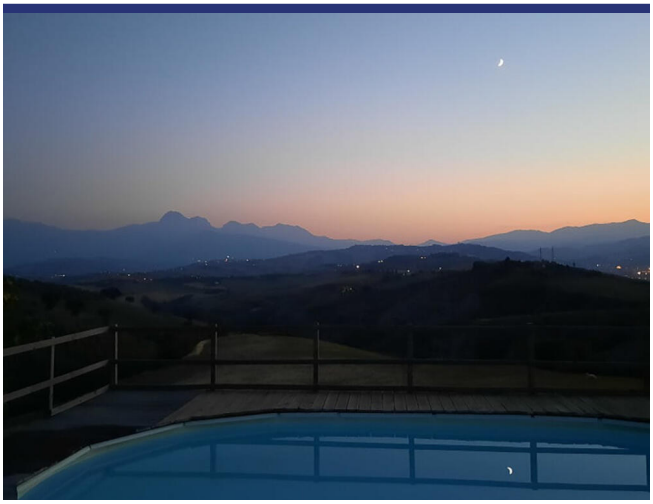












# Location & Details




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

- Reference: 5414
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 50 km to Lake
- 30 km to Sea
- 8 km to Village
- Garden
- Terrace
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 349.000
- Floorspace: 390 $m^2$
- SQM Plot: 16000 $m^2$
- Bedrooms: 5
- 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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