



## 3 Bed Terraced house For Renovation For Sale In Vallespecara Italy



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 80,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Abruzzo
Διεύθυνση:	Vallepecara, Province of L'Aquila
Ταχυδρομικός κωδικός:	67034
Δημοσιεύθηκε:	26/09/2024

### Περιγραφή:

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Esales Property ID: es5554086

Via di Mascio

Sulmona, Pettorano Sul Gizio

L'Aquila

Italy

Unveiling Your Italian Dream: A Renovation Project Awaits in Vallespecara

Nestled amidst the rolling hills of Abruzzo, Italy, lies a captivating opportunity – a renovation project



poised to become your very own Italian haven. Situated in the charming hamlet of Vallespecara, just 5 kilometers south of the picturesque town of Sulmona, this property offers the perfect blend of rural tranquility and easy access to vibrant culture.

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## A Journey Through Time: A Century-Old Dwelling

The story of this property begins circa 1900, when it served as a humble dwelling for an agricultural worker. Now, it stands ready to embark on a new chapter, transformed into a modern and comfortable home reflecting your unique vision. With planning permission already secured and a new roof in place, the groundwork for your dream Italian escape has already begun.

## A Canvas for Creativity: Unleash Your Inner Designer

Step inside and discover a world of possibilities. A certain amount of internal work has been completed, including the installation of partition walls and the establishment of water and electrical connections. However, the true magic lies in the potential waiting to be unveiled.

Approved architect's plans, included with the purchase, provide a blueprint for a stunning 3-bedroom haven. Imagine waking up each morning in one of the light-filled bedrooms, the gentle Italian sunshine gracing your face. Two tastefully designed bathrooms offer sanctuaries of relaxation, while an external balcony beckons you to unwind and soak in the breathtaking views of the surrounding landscape.

## Embrace the Outdoors: A Garden Oasis Awaits

The property extends beyond the walls of the house, encompassing a delightful 360-square-meter garden area. Picture yourself cultivating a haven of vibrant flowers, fragrant herbs, and delicious vegetables, a testament to your green thumb and a source of fresh, local produce. Imagine hosting al fresco dinners under the warm Italian sun, sharing laughter and conversation with loved ones amidst the idyllic setting.

## Beyond Your Doorstep: A World of Discovery

Vallespecara's tranquil charm provides a welcome respite from the hustle and bustle of everyday life. Venture into the village itself and discover a sense of community, where friendly locals and traditional Italian life unfold before you.

## Sulmona: A Town Steeped in History and Beauty

Just a short 5-kilometer drive away lies the enchanting town of Sulmona, a place where history whispers from every cobbled street. Immortalized in the George Clooney film 'The American,' Sulmona boasts a rich heritage, architectural marvels, and a vibrant market bustling with life. Explore charming piazzas, marvel at the majestic Cathedral, and indulge in the town's renowned sugared almonds, a local delicacy called 'confetti.'



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## A Gateway to Winter Wonderlands: Embrace the Snow

For those seeking winter adventures, the property's location offers exciting possibilities. The renowned ski resorts of Pratello and Pescocostanzo lie just 30 and 35 kilometers south, respectively, offering a haven for skiers and snowboarders. Imagine exhilarating days spent carving down snow-covered slopes, followed by cozy evenings by a crackling fireplace, recounting the day's adventures.

## More Than Just a Property: An Investment in a Lifestyle

Owning a home in Italy isn't just about bricks and mortar – it's about embracing a new way of life. Imagine indulging in long, leisurely lunches under the warm Italian sun, savoring the flavors of fresh, local produce and rich regional wines. Picture yourself strolling through charming villages, immersing yourself in the rich tapestry of Italian culture, and forging connections with friendly locals.

## An Opportunity Awaits: Seize Your Italian Dream

This renovation project in Vallespecara presents a unique opportunity to create a home that reflects your personal style and embodies the essence of Italian living. With a solid foundation already laid, all that's missing is your vision to transform this property into a haven of comfort, beauty, and unforgettable memories.

Whether you seek a peaceful permanent residence, a charming vacation retreat, or an investment property with great potential, this property beckons you to embark on your Italian adventure.

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## ABOUT THE AREA

Sulmona is a town and comune in the Province of L'Aquila in the Abruzzo region of Italy. It is situated in the Peligna Valley, at the foot of the Majella mountain, and is known for its production of confetti (sugared almonds) and its historic center.

Sulmona was founded by the Romans in the 4th century BC and was an important city during the Roman Empire. In the Middle Ages, it was a member of the Lombard League and was later ruled by the Kingdom of Naples. Sulmona was badly damaged during the Second World War, but has since been rebuilt.

The town is home to a number of important historical and cultural sites, including:

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The Cathedral of San Panfilo, which was built in the 12th century and is one of the most important examples of Abruzzese Romanesque architecture.

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The Castle of Sulmona, which was built in the 14th century and is now a museum.

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The Church of Santa Maria della Tomba, which was built in the 12th century and is home to a number of important frescoes.

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The Piazza Garibaldi, which is the main square in Sulmona and is home to a number of cafes and restaurants.

Sulmona is also known for its production of confetti, which are sugared almonds that are traditionally given as a gift at weddings and other celebrations. The town is home to a number of confetti factories, and there is even a museum dedicated to the history of confetti.

Sulmona is a charming town with a rich history and culture. It is a popular tourist destination, and is well worth a visit if you are in the Abruzzo region of Italy

#### MAiN FEATURES:

- \* 113m<sup>2</sup> of living space
- \* 360m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	113 τ.μ
Μέγεθος αυλής:	360 τ.μ

#### **Lease terms**

Date Available:



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**Contact information**

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