



## Podere Colle Buono, Alvito, Latium



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre

#### Location

Pays: Italie  
État/Région/Province: Abruzzes  
Soumis: 11/12/2024  
Description:  
Price: on request

A charming estate in the countryside of Alvito, in the hills of the wonderful Valle di Comino on the Lazio side of the National Park of Abruzzo, Lazio and Molise.

Conveniently located between Naples, Rome and Pescara, from which it is about 120km (circa 1hr ½ from the city centre of Rome), it is easily reachable from both Rome Fiumicino and Naples airport as well as from the low cost flights Airport of Rome Ciampino, all between 1 hr and 15 minutes and 1hr and forty minutes away.

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The panoramic property is currently used as hotel of charme and it consists of:

a Main building (new construction) which is composed of:



- Ground floor: living room of 80 sq m with 30 sq m porch, disabled-friendly bathroom, a kitchen, changing room with bathroom for staff.
- First floor: self-contained apartment measuring 80 sq m with living room and cooking area, 2 double bedrooms with en-suite bathrooms, one of which with mezzanine floor, 25 sq m terrace and storage room. There is also an adjacent garage.
- Lower ground floor of approx. 180 sq m. with access onto the garden where it could be installed a spa/sauna area should one wish.

Central building: On two floor it comprises 10 suites:

- On the ground floor: 5 rooms measuring circa 22 sq m with balcony
- On the Lower ground : 5 rooms of 30 sq m A large restaurant of 260 sq m that can be divided in 2 rooms when required. 16 m x 8 m swimming pool with beach area and waterfall.

The property also includes a stone built farmhouse consisting of two buildings, one dating back to the mid-1800 and the other one from early 1900. The buildings could be extended by a further 400 sq m.

The property comes with 4 hectares of land, part with organic orchard and vegetable garden.

The Valle di Comino is composed of 14 medieval villages surrounded by green hills. Arpino, a city with big walls that gave birth to Cicerone, the abbeys of Montecassino and Casamari, Alatri, Ferentino and Anagni are just few kilometers from the relay.

## Commun

Chambres:	10
Salle de bains:	12

## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/BFXX-T854/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BFXX-T854/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1180
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