



## House With 2 Apartments for Sale In Caramanico Terme Abruzzo Italy



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 93,292.3

#### Location

Pays:	Italie
État/Région/Province:	Abruzzes
Ville:	Caramanico Terme
Indicatif régional:	62503
Soumis:	23/06/2025

#### Description:

House With 2 Apartments for Sale In Caramanico Terme Abruzzo Italy

Esales Property ID: es5554663

Via Selva no.4,

San Tommaso,

Comune di Caramanico Terme,

Pescara,

Abruzzo,

Italy.



## A Unique Opportunity in Abruzzo: Two Apartments for Sale in San Tommaso, Caramanico Terme

Imagine owning a piece of authentic Italian charm, nestled in the serene Abruzzo region, where rolling countryside meets majestic mountains. We are delighted to present a unique property for sale in San Tommaso, Comune di Caramanico Terme, in the Province of Pescara, Abruzzo, Italy. This offering includes two separate, partly furnished apartments located within a single charming house at Via Selva no. 4. Priced at an attractive €79,500, this property represents an incredible value for those seeking a tranquil Italian escape, a potential rental income, or a multi-generational living solution.

### Property Overview: Space, Serenity, and Potential

This delightful property, totaling approximately 210 square meters of internal space, is currently unoccupied and comes partly furnished, making it truly move-in ready. The house itself sits on a generous plot of land measuring 287 square meters, providing ample outdoor space for relaxation or cultivation. With its classic Italian façade, as seen in the accompanying photo, it perfectly blends into the picturesque rural landscape.

The two apartments are both situated on the first floor, offering elevated views of the surrounding countryside. This design provides each unit with a sense of privacy and independence. The property also boasts desirable additional features, including a welcoming Front Terrace – perfect for enjoying morning coffee or evening aperitivos while soaking in the views. Below ground, you'll find a practical wine cellar, ideal for storing local vintages, and an unfinished basement, which presents an exciting opportunity for customization and expansion, whether you envision an additional living space, a hobby room, or further storage.

### Apartment Details: Comfort and Convenience

Each of the two separate apartments is thoughtfully designed to be self-contained, offering comfortable living spaces.

\* **Bedrooms:** The property features a total of 2 bedrooms, with one bedroom located in each apartment. This configuration makes the property ideal for two couples, a small family needing separate guest quarters, or for one apartment to be lived in while the other is rented out.

\* **Bathrooms:** Similarly, there are a total of 2 bathrooms, with one full bathroom conveniently located in each apartment. This ensures privacy and convenience for the occupants of both units.

\* **Total Rooms:** In total, the house comprises 5 rooms, offering a functional layout that balances living areas with private spaces. While no specific details on the other rooms are provided, typical Italian apartments of this style would likely include a living area and a kitchen within each unit, alongside the bedroom and bathroom.

The fact that both apartments are partly furnished simplifies the purchase process, allowing you to settle in immediately or begin generating rental income without the added hassle and expense of furnishing.

### Outdoor Charm and Recreational Opportunities



The property's charm extends to its outdoor features and the surrounding natural beauty. The land around the house, measuring 287 sq. meters, provides a private outdoor area that could be landscaped to create a beautiful garden, a small vegetable patch, or simply maintained as a pleasant open space.

The views from the property are truly captivating: a quintessential countryside street view framed by the majestic mountains of Abruzzo. This ensures a peaceful ambiance and stunning backdrops for everyday living.

While the property itself does not include a pool, residents and visitors can enjoy access to communal pools and exceptional thermal SPAs in the nearby town of Caramanico Terme. This renowned spa town is famous for its therapeutic waters and offers a range of wellness facilities, providing a perfect opportunity for relaxation and rejuvenation just a short distance away.

## The Enchantment of Caramanico Terme and Abruzzo

San Tommaso is a charming hamlet within the wider Comune of Caramanico Terme, a gem nestled in the heart of the Maiella National Park. Caramanico Terme is not just a spa town; it's a gateway to one of Italy's most unspoiled regions. The Abruzzo region, often referred to as the 'Green Heart of Europe,' is celebrated for its diverse landscapes, ranging from dramatic mountain peaks and ancient forests to pristine Adriatic coastlines.

Living in or visiting Caramanico Terme means immersing yourself in a lifestyle that values nature, tradition, and tranquility. The town itself boasts a rich history, with a charming old town center, historic churches, and local markets where you can find authentic Abruzzese produce and crafts. The local cuisine is robust and flavorful, emphasizing fresh, seasonal ingredients.

## Activities and Lifestyle in the Region:

- \* **Nature and Outdoors:** The Maiella National Park, a UNESCO Global Geopark, offers an abundance of outdoor activities. Enthusiasts can enjoy hiking, trekking, mountain biking, and wildlife spotting across diverse trails that cater to all levels. In winter, nearby ski resorts provide opportunities for snow sports.
- \* **Wellness and Relaxation:** The thermal spas in Caramanico Terme are a major draw, offering a range of treatments utilizing the town's mineral-rich waters. It's the perfect place to unwind and revitalize.
- \* **Culture and History:** Explore ancient hermitages carved into rock faces, visit charming medieval villages, and discover historical sites that tell tales of centuries past. The region is dotted with castles, abbeys, and archaeological sites.
- \* **Local Festivals and Traditions:** Throughout the year, the towns and villages of Abruzzo host numerous sagre (food festivals) and traditional celebrations, offering a wonderful insight into local customs and a chance to enjoy delicious regional specialties.
- \* **Proximity to Pescara and the Coast:** The vibrant city of Pescara, with its sandy beaches, bustling port, and excellent shopping and dining, is within easy reach, offering a change of pace and access to the Adriatic coast.

## Accessibility and Investment Potential



The Province of Pescara is well-connected, making this location accessible for both Italian and international buyers. While specific travel times would depend on the mode of transport, the region benefits from good road networks.

For international travelers, the nearest major airport is Abruzzo Airport (PSR), located just outside Pescara. This airport offers a growing number of direct flights to various European cities, making it convenient for international visitors. Other larger international airports, such as Rome's Fiumicino (FCO) and Ciampino (CIA) airports, are also accessible, typically a 2-3 hour drive away, providing broader connectivity to global destinations.

From an investment perspective, acquiring two separate apartments at this attractive price point offers significant potential.

\* **Rental Income:** The two-apartment configuration makes it ideal for short-term holiday rentals (especially given its proximity to the national park and thermal spas) or long-term leases, providing a steady stream of income.

\* **Multi-Generational Living:** For families, it offers the perfect solution for independent living arrangements for parents, adult children, or regular guests, all within the same property.

\* **Value Appreciation:** As more people discover the unspoiled beauty and authentic lifestyle of Abruzzo, properties in desirable locations like Caramanico Terme are likely to see appreciation in value.

## Your Italian Dream Awaits

This property at Via Selva no. 4 in San Tommaso, Caramanico Terme, is more than just a house; it's an invitation to embrace the tranquility, beauty, and rich culture of rural Italy. With its two separate, furnished apartments, desirable outdoor space, and excellent location near both natural wonders and therapeutic spas, it offers incredible flexibility and value for just €89,000. Whether you dream of a permanent move, a holiday retreat, or a smart investment, this charming Abruzzese home awaits its new owner. Don't miss this opportunity to own a slice of Italian paradise.

## ABOUT THE AREA

Caramanico Terme is a charming and historic comune nestled in the heart of the Abruzzo region of Italy, specifically in the Province of Pescara. Renowned for its therapeutic thermal waters, it's often referred to as a 'wellness haven' and is situated within the breathtaking Maiella National Park, a UNESCO Global Geopark. The town itself boasts a delightful medieval center, characterized by narrow alleys, ancient stone houses, and historic churches like Santa Maria Maggiore and San Nicola di Bari, reflecting centuries of rich history and tradition. Its elevated position offers stunning panoramic views of the surrounding mountains and valleys, making it a picturesque destination for those seeking tranquility and natural beauty.

Beyond its thermal springs, which have been utilized for their healing properties since at least the 19th century, Caramanico Terme serves as an excellent base for exploring the diverse wonders of Abruzzo. The Maiella National Park provides an extensive playground for outdoor enthusiasts, with countless



opportunities for hiking, trekking, mountain biking, and wildlife spotting. Visitors can discover ancient hermitages carved into the rock face, such as the Eremo di San Bartolomeo, or explore the deep gorges of the Valle d'Orfento. The region's rich agro-pastoral traditions are evident in its local cuisine, with an emphasis on fresh, seasonal ingredients and hearty dishes that reflect the mountain lifestyle.

Caramanico Terme is not just about relaxation and nature; it also offers a glimpse into authentic Italian village life. The town maintains a strong sense of community, with local festivals and events taking place throughout the year, celebrating everything from food and wine to religious traditions. Its inclusion in the list of 'Italy's Most Beautiful Villages' (Borghi più belli d'Italia) is a testament to its preserved architectural beauty and cultural heritage. The balance between its historical charm, its natural surroundings, and the therapeutic benefits of its spas makes it a unique destination, appealing to those seeking both active and restorative holidays.

For travelers looking to reach Caramanico Terme, the most convenient nearest airport is Abruzzo Airport (PSR), located just outside the city of Pescara. This airport is approximately 45-50 kilometers (about 28-31 miles) from Caramanico Terme, a drive that typically takes around 45 minutes to an hour. Abruzzo Airport offers direct flights to several European cities, making it a popular choice for international visitors. Other major international airports, such as Rome's Fiumicino (FCO) and Ciampino (CIA) airports, are also accessible, though they are further away (approximately 2-3 hours drive), providing broader global connections.

## MAiN FEATURES:

- \* 210m<sup>2</sup> of living space
- \* 287m<sup>2</sup> plot
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* 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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### **Commun**

Chambres:	2
Salle de bains:	2
Pied carré fini:	210 m <sup>2</sup>
Dimesions du lot:	287 m <sup>2</sup>

### **Rental details**

Furnished:	Oui
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.194.283

