



## Excellent 5 Bed House for Sale In Sepino



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 181,097.63

#### Location

Pays:	Italie
Adresse:	Via Nicola Giacchi, 1
Indicatif régional:	86017
Soumis:	08/07/2025
Description:	Excellent 5 Bed House for Sale In Sepino Italy

Esales Property ID: es5554679

#### Property Location

Via Nicola Giacchi  
1 Piano T-1 – 2 -3  
Sepino  
Campobasso  
1618  
Italy

#### Property Details

Embrace Authentic Italian Living: An Exquisite 5-Bedroom House for Sale in Historic Sepino, Italy



Nestled in the beating heart of Sepino, a captivating town in the Molise region of Italy, lies an exceptional residential house offering the perfect blend of modern comfort and timeless charm. This magnificent 5-bedroom, 7-bathroom property presents a unique opportunity for those seeking an authentic Italian lifestyle, steps away from the vibrant town square and within easy reach of profound historical sites. Having undergone a comprehensive renovation of its interior and roof in 2007, and with its delightful garden/patio completed in 2017, this home is impeccably maintained and ready for immediate enjoyment.

## A Central Gem in a Storied Town

The defining feature of this property is its prime location directly in the center of Sepino. Imagine waking up and stepping out of your front door directly onto the charming streets that lead immediately to the town's main square. This central position offers unparalleled convenience, placing you at the epicentre of local life. From your front balconies, you can observe the daily rhythm of the town, perhaps enjoying a morning espresso while watching villagers gather or festivities unfold. This intimate connection with the community is a hallmark of authentic Italian living, allowing you to fully immerse yourself in the local culture, engage with neighbours, and experience the warmth of Italian hospitality.

Despite its central location, the property cleverly offers a serene escape. The balconies at the rear of the building face the tranquil countryside, providing a stunning contrast to the bustling town square. Here, you can unwind and take in the expansive views of the rolling Molise landscape, enjoying the peace and quiet that defines rural Italy. This dual aspect – lively town square at the front, peaceful countryside at the rear – creates a uniquely balanced living experience, offering the best of both worlds.

## Modern Comforts within a Historic Shell

While the house exudes historic charm, its extensive renovations ensure a luxurious and comfortable contemporary living experience. The entire interior and roof of the building were totally renovated and replaced in 2007. This comprehensive overhaul means the new owner benefits from updated infrastructure, modern utilities, and contemporary finishes without the burden of immediate renovation work. This includes new plumbing, electrical systems, and structural integrity, providing peace of mind and significantly reducing future maintenance concerns. The meticulous attention to detail during the renovation preserved the property's traditional character while integrating all the conveniences expected of a modern home.

Adding to the property's allure is its beautifully conceived outdoor space. The garden/patio, completed in 2017, serves as a private oasis in the heart of the town. This thoughtfully designed area provides a perfect setting for al fresco dining, entertaining guests, or simply enjoying the Italian sunshine in privacy. Whether it's a quiet morning coffee, a lively evening barbecue, or cultivating a small Mediterranean garden, this outdoor space offers invaluable flexibility and enhances the property's lifestyle appeal. This recent addition ensures that the outdoor amenities are as fresh and appealing as the renovated interior.

## A Gateway to Ancient Wonders and Regional Delights



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Sepino is not merely a charming town; it is a custodian of immense historical significance, offering a unique opportunity to live amidst ancient wonders. Just a short 10-minute drive away lies the archaeological site of Saepinum, an exceptionally well-preserved ancient Roman city. This sprawling ruin provides a captivating glimpse into daily life in Roman times, with visible remains of its forum, basilica, temples, and an impressive amphitheatre that once seated thousands. Walking among these ancient stones is a truly immersive experience, offering a direct connection to Italy's profound past. Adjacent to the archaeological park, a dedicated museum further enriches the experience, housing artefacts unearthed from the site and providing invaluable context to its history. This proximity to such a significant historical landmark makes the property particularly attractive to history enthusiasts, scholars, or anyone seeking a home rooted in deep cultural heritage.

Beyond its ancient past, Sepino is strategically located for exploring the wider Molise region and accessing major Italian cities. The property is conveniently situated approximately 75 km from Naples, a vibrant cultural hub renowned for its historical art, architecture, and legendary culinary scene (including the birthplace of pizza!). This makes day trips or weekend getaways to one of Italy's most dynamic cities entirely feasible. Furthermore, the property is just 2 and a half hours from Rome, the eternal city and Italy's capital. This easy access to two of Italy's most iconic and historically significant cities, combined with Sepino's serene local charm, offers an unparalleled balance of rural tranquility and urban accessibility. The Molise region itself, often described as Italy's best-kept secret, offers unspoiled natural beauty, traditional villages, authentic cuisine, and a slower pace of life, inviting exploration of its mountains, valleys, and Adriatic coastline.

#### A Turnkey Home with Investment Potential and Added Value

This 5-bedroom house is presented as a truly turnkey solution, allowing a buyer to move in immediately and begin enjoying the Italian lifestyle without the need for additional work. The thorough 2007 renovation and 2017 garden completion mean the property is in excellent condition, mitigating the common challenges associated with purchasing older Italian homes. The spacious interior, with its versatile layout, could easily accommodate a large family, serve as a luxurious holiday retreat, or even offer potential for a boutique guesthouse or B&B, capitalizing on the growing interest in authentic Italian experiences and the proximity to the Saepinum archaeological site.

For interested buyers, a unique additional opportunity exists: the owner also possesses a 1/2 interest in a garage located on the same street. This offers invaluable convenience, providing secure parking or additional storage in a central town location where such amenities can be scarce. This optional addition further enhances the property's appeal and practicality.

#### Visualizing Your Future:

To truly appreciate the beauty and character of this home, prospective buyers are encouraged to explore the images available on the website for LAETITIA GUESTHOUSE. These photographs will provide a comprehensive visual tour, showcasing the renovated interiors, the charming outdoor patio, and the picturesque views from both the town square and countryside balconies, allowing you to envision your new life in the heart of Sepino.



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This exceptional 5-bedroom house in Sepino, Italy, offers more than just a residence; it provides a gateway to a life enriched by history, culture, and natural beauty. Its central location, meticulous renovation, charming garden, and strategic proximity to ancient Roman ruins and major Italian cities make it an irresistible proposition. Whether you dream of a permanent move to Italy, a spacious holiday home, or a savvy investment with rental potential, this property is poised to fulfill your aspirations. Don't miss this rare chance to own a piece of authentic Italian charm in a town that beautifully balances its storied past with a welcoming present. Enquire today to discover the magic of Sepino and make this stunning house your new Italian home.

## ABOUT THE AREA

Sepino is a captivating comune located in the province of Campobasso, within the tranquil and often overlooked region of Molise in southern Italy. Nestled amidst the Apennine Mountains, the town offers a quintessential Italian experience, characterized by its charming historic center, narrow cobblestone streets, and a slower pace of life that invites genuine immersion in local culture. Sepino boasts a rich history dating back to pre-Roman times, with evidence of Samnite settlements. Its enduring allure lies in its ability to beautifully blend authentic village life with a profound connection to ancient civilizations, providing residents and visitors with a peaceful retreat while offering easy access to remarkable historical treasures.

The jewel in Sepino's crown is undoubtedly the extraordinary archaeological site of Saepinum, an ancient Roman city located just a short distance from the modern town. This remarkably well-preserved ruin offers an unparalleled glimpse into Roman urban life, featuring intact remains of its forum, basilica, temples, a market, and an impressive amphitheatre that once hosted gladiatorial contests. Unlike more crowded archaeological sites, Saepinum provides a rare opportunity for unhurried exploration, allowing visitors to truly absorb the atmosphere of a bygone era. Adjacent to the ruins, a dedicated museum houses artefacts recovered from the site, further enriching the historical narrative and detailing the life of the Samnites and Romans who once inhabited this fertile valley. This significant historical landmark makes Sepino a compelling destination for history enthusiasts and researchers alike.

Beyond its ancient past, Sepino is surrounded by the unspoiled natural beauty of the Molise landscape. The region is characterized by rolling hills, lush agricultural land, and a backdrop of the majestic Apennine mountains, offering numerous opportunities for outdoor activities such as hiking, cycling, and exploring picturesque walking trails. The local area maintains a strong connection to traditional Italian agriculture and gastronomy, with a focus on fresh, seasonal produce, artisanal cheeses, and fine local wines. The modern town of Sepino itself provides essential services, including local shops, traditional trattorias serving authentic Molise cuisine, and a welcoming community spirit, ensuring a comfortable and enriching living experience for its residents.

For those planning to visit Sepino, several airports provide convenient access to this part of Italy. The most accessible major international airport is Naples International Airport (NAP), located approximately 75 kilometers (about a 1 to 1.5-hour drive) to the southwest. Naples offers a wide range of domestic and international flights, making it a primary gateway for the region. Another significant option, though further afield, is Rome Ciampino Airport (CIA) or Rome Fiumicino Airport (FCO), both serving the capital and located roughly 200-250 kilometers (about a 2.5-hour drive) to the northwest. These Rome



airports provide an even broader selection of intercontinental and European flights. While less common for international arrivals, Abruzzo Airport (PSR) in Pescara is also an option, located about 100 kilometers (around 1.5 hours) to the northeast, offering primarily European budget airline connections.

## MAiN FEATURES:

- \* 336m<sup>2</sup> of living space
- \* 500m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 7 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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Condition: Excellent

## Commun

Chambres:	5
Salle de bains:	7
Pied carré fini:	336 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.237.062

