



Excellent 5 Bed Villa for Sale In Alife Caserta



Information de l'agent

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Property Type:	Apartments
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 180,000

Location

Pays:	Italie
État/Région/Province:	Campanie
Ville:	Alife
Adresse:	Via Campisi, 18
Indicatif régional:	81011
Soumis:	24/07/2025
Description:	Excellent 5 Bed Villa for Sale In Alife Caserta Italy

Esales Property ID: es5554691

Property Location

Via Campisi 18
Alife
Caserta
81011
Italy

Property Details

Nestled in a truly privileged location within Italy's vibrant Campania region, this expansive villa presents an exceptional opportunity for those seeking a harmonious blend of accessibility, tranquility, and generous space. Strategically positioned, the property offers the best of all worlds: it's just a 40-minute drive from the inviting sandy beaches of Baia Domizia, providing easy access to the Tyrrhenian coast and its seaside delights. Equally close are the majestic Matese mountains, a natural paradise offering breathtaking landscapes, hiking trails, and opportunities for outdoor adventures. Furthermore, the villa is conveniently located a mere 40 minutes from the historic center of Caserta, home to the magnificent Royal Palace of Caserta – a UNESCO World Heritage site and a testament to Italy's regal past. This prime location makes the villa an ideal base for exploring Campania's diverse attractions, from sun-drenched coastlines to verdant mountains and rich cultural landmarks.

The villa itself is designed for comfort and versatility, boasting a total of 11 spacious rooms, complemented by an additional attic room. This expansive layout provides ample flexibility, making it perfectly suited for large families, accommodating numerous guests, or even converting dedicated spaces into home offices, art studios, or specialized hobby areas. The generous room count allows for creative partitioning and adaptation to suit various lifestyle needs. Enhancing its practicality and appeal, the property includes a dedicated garage with an upper level that opens onto a large private terrace. This terrace is an exquisite feature, offering an ideal setting for outdoor relaxation, al fresco dining, or entertaining guests while enjoying the pleasant Italian climate and potentially picturesque views of the surrounding landscape.

Adding to the property's charm and functionality are front upper and lower balconies. These balconies are thoughtfully positioned to maximize natural light throughout the day and offer refreshing vantage points for observing the tranquil surroundings. They provide perfect spots for enjoying a morning coffee, reading a book in the afternoon sun, or simply taking in the gentle breezes. Beyond the integrated garage, an ample exterior parking area ensures convenient and secure accommodation for multiple vehicles, a significant advantage for families or when hosting visitors. Perhaps one of the most compelling features of this villa is its substantial 1.7 acres (approximately 7,000 square meters) of private land. This extensive plot offers immense potential, whether for cultivating lush gardens, establishing productive orchards, creating recreational areas, or even pursuing small-scale agricultural activities. The flat nature of the land further enhances its usability and simplifies any future development plans.

This remarkable villa is more than just a home; it's a versatile investment opportunity in the heart of Campania. Its generous size, combined with its central and highly accessible location, makes it ideal not only as a primary residence for those seeking a spacious and comfortable family home but also as a perfect countryside retreat for weekend getaways or longer holidays. For entrepreneurial individuals, the property holds significant potential as a hospitality investment, such as a charming Bed & Breakfast (B&B) or an authentic agriturismo (farm stay). The demand for such accommodations in scenic and culturally rich regions like Campania remains strong, attracting tourists keen to experience the local lifestyle. Converting a portion of the villa or the entire property for hospitality use would, of course, require adherence to local planning regulations and obtaining the necessary permits, especially for an agriturismo which typically requires a direct connection to primary agricultural activity on the land. Similarly, installing a swimming pool on the land would require a building permit from the local authorities and compliance with regional and municipal urban plans. However, the expansive nature of the land provides ample space for such desirable additions, subject to legal approvals.



The appeal of investing in Campania is multifaceted. The region is famed for its rich history, including the ancient ruins of Pompeii and Herculaneum, the vibrant city of Naples with its world-renowned cuisine, and the stunning Amalfi Coast. The Caserta province itself, where the villa is located, offers a quieter yet equally rich experience, combining historical grandeur with verdant landscapes and traditional Italian towns. The region's warm climate, delicious food, and welcoming culture make it a highly desirable place to live or visit. The ease of access to both coastal resorts like Baia Domizia, which is known for its extensive sandy beaches and pine woods, and the pristine Matese mountains, a regional park offering diverse outdoor activities like hiking, climbing, and exploring caves, enhances the property's desirability. This villa truly offers the best of Italian living – a spacious, comfortable home nestled in a beautiful and historically significant region, with the flexibility to serve as a private sanctuary or a thriving business venture.

ABOUT THE AREA

Alife is a small, historically rich town nestled in the province of Caserta, within the Campania region of southern Italy. Its origins trace back to ancient times, founded in 326 B.C. as an oppidum, a fortified Roman town. This deep history is evident in its remarkably preserved urban layout, which mirrors the classical Roman castrum with its characteristic rectangular structure divided by intersecting *cardi* and *decumani*. To this day, Alife maintains its original rectangular shape, still encircled by ancient walls that have stood for over two millennia, complete with watchtowers at each corner and two main access roads dividing the town into four distinct quarters. This enduring Roman heritage makes Alife a fascinating destination for history enthusiasts.

Beyond its Roman foundations, Alife boasts a layered past, having been a Lombard possession within the Duchy of Benevento and later the Principality of Capua. A bishopric was present in Alife as early as the 5th century, though it later disappeared and was reinstated in the 10th century. Notable architectural marvels include the Alife Cathedral, begun in 1132 by the Norman Count Ranulf, which, despite severe damage from earthquakes in 1456 and 1688, retains significant elements of its Lombard-Norman origins, including a Romanesque crypt. Other impressive Roman remains pepper the landscape, such as a partially covered amphitheater (once the fourth largest in Italy), the Mausoleum of Acilii Glabrones, and the well-preserved Roman Cryptoporticus, a gallery over 100 meters long.

Today, Alife is a flourishing center of agricultural production, situated in the fertile Volturno valley and surrounded by the picturesque Matese mountains. The river Torano flows through the area, contributing to the rich productivity of the land, known for cereals, legumes, and particularly prized wines like 'pallagrello.' While its ancient past is a major draw, the modern town is a peaceful community that has gradually recovered since the abolition of feudalism in 1806. The blend of historical monuments with its vibrant agricultural economy offers visitors and residents alike a unique taste of authentic southern Italian life, away from the more crowded tourist routes, with opportunities to explore both historical sites and natural landscapes.

For travelers looking to reach Alife, the nearest major international airport is Naples International Airport (NAP). Located approximately 50 kilometers (about 31 miles) south of Alife, it typically takes around 1 to 1.5 hours to reach the town by car, bus, or train connections. Naples Airport is a significant hub for



flights across Europe and offers a wide range of airlines. While Rome's Fiumicino (FCO) and Ciampino (CIA) airports are also options, they are considerably further away (over 160 km) and would involve a longer journey. Alife is connected by the Alifana Railway line to major stations like Caserta and Naples Centrale, providing convenient public transport links for those arriving by air.

MAiN FEATURES:

- * 700m² of living space
- * 7000m² plot (1.75 acres)
- * 5 Bedrooms
- * 3 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:	5
Salle de bains:	3
Pied carré fini:	700 m ²

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