



## Stunning Country Villa & Separate House for Sale In Busso Italy



### Information de l'agent

|                   |   |
|-------------------|---|
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| Property Type:    | Apartments  |
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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 398,808.26 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Italie     |
| État/Région/Province: | Molise     |
| Ville:                | Busso      |
| Soumis:               | 30/06/2026 |

#### Description:

Stunning Country Villa & Separate House for Sale In Busso Italy

Esales Property ID: es5555100

Via Esterna Piana 4  
Busso  
Campobasso  
86010  
Italy

An Exceptional Estate in the Heart of Molise: Two Unique Properties for Sale in Busso, Italy

Nestled in the serene, rolling hills of the Molise region—Italy's best-kept secret—lies an extraordinary real estate opportunity in the tranquil town of Busso. This expansive estate represents more than just a home; it is a lifestyle investment, offering a sophisticated blend of rustic Italian charm, modern sustainability, and limitless potential. Comprising two distinct properties set within 8,000 m2 of fertile,



sun-drenched land, this residence provides an idyllic escape for those looking to immerse themselves in the authentic beauty of the Italian countryside.

## The Main Villa: A Masterpiece of Comfort and Light

The centerpiece of this estate is an impressive two-storey villa, spanning approximately 300 m<sup>2</sup> of meticulously designed living space. From the moment you arrive, the home's south-facing orientation becomes apparent; it is bathed in natural light throughout the day, creating an atmosphere of warmth and vitality. This deliberate design choice ensures that every corner of the house feels bright and welcoming, while simultaneously capturing the region's legendary sunsets.

The interior architecture balances grandeur with intimacy. The villa boasts three generously sized double bedrooms, two of which feature private en-suite facilities, ensuring that both residents and guests enjoy maximum comfort and privacy. Two additional bathrooms serve the rest of the home, finished with thoughtful attention to detail.

The heart of the residence is the large, open-plan lounge. During the crisp autumn and winter months, the room is transformed by two exquisite fireplaces, casting a soft glow that makes the space perfect for intimate gatherings or quiet evenings with a book. Adjacent to this is the kitchen, a culinary enthusiast's dream. Crowned with a striking barrel-vaulted ceiling—a nod to the traditional architecture of the region—this space is as beautiful as it is functional. A dedicated dining room, currently repurposed as a private gym, offers the new owner incredible flexibility; whether you envision a formal banquet hall, a home office, or a wellness studio, the space is ready to adapt to your lifestyle.

## Sustainability and Traditional Craftsmanship

The villa bridges the gap between old-world character and 21st-century efficiency. Downstairs, the property features a highly practical laundry room and a dedicated technical room, which houses a state-of-the-art wood and pellet burner system. Perhaps the most captivating feature is the authentic cantina. With its thick, stone-vaulted ceiling, this space maintains a naturally cool temperature, making it the perfect sanctuary for wine storage or a unique, atmospheric area for entertaining guests.

In a world increasingly focused on green living, this villa stands out for its commitment to sustainability. The current owners have thoughtfully modernised the estate by installing new solar panels and a high-efficiency heat pump. These upgrades significantly reduce the environmental footprint and operational costs, ensuring that your Italian retreat is as economical as it is luxurious.

## Unlimited Potential: The Second Residence and Future Expansion

What truly elevates this listing is the inclusion of a second two-storey house, measuring 125 m<sup>2</sup>. Currently an unfinished project, this building is a blank canvas awaiting your vision. With full planning permission already secured, the layout is set to feature two bedrooms, a bathroom, and a spacious open-plan kitchen, dining, and living area. This property is a golden opportunity—perfect for creating a high-end guest cottage, generating significant rental income, or providing a separate, comfortable space for extended family.



Furthermore, the estate comes with the added value of approved planning permissions for future enhancements, including the addition of an elegant portico to the main house and a separate carport. These pre-approved plans allow you to hit the ground running, giving you the ability to customize and expand your estate with ease.

## A Working Estate and Your Own Private Sanctuary

Surrounding the buildings is a sprawling 8,000 m<sup>2</sup> plot of land, reminiscent of a classic Italian farmstead. This is a true working estate, enriched by an established orchard that offers a bounty of seasonal delights. Imagine picking your own crisp apples, quince, sweet cherries, and pomegranates right from your backyard. The property also features healthy olive trees and flourishing grapevines, inviting you to participate in the ancient tradition of local food and wine production.

The crowning jewel of the outdoor experience is the expansive roof terrace. Offering panoramic, 360-degree views of the Molise landscape, this terrace is the ultimate vantage point for watching the sun dip below the Apennine mountains. Whether you are hosting a summer sunset party or enjoying a solitary morning espresso, the views from this terrace are nothing short of breathtaking.

## A Rare Opportunity

This property in Busso is more than a transaction; it is an invitation to reclaim a slower, more meaningful way of life. It offers the rare combination of total privacy and space, located just a short distance from the essential services of Campobasso and the natural wonders of the Molise region.

If you have been searching for a property that allows you to escape the frantic pace of modern life without sacrificing the creature comforts of the 21st century, this estate is the answer. With its modern technical upgrades, immense development potential, and the unparalleled charm of its rustic setting, this villa is not just a house—it is the setting for the next chapter of your life.

## ABOUT THE AREA

Busso is a charming comune (municipality) located in the province of Campobasso within the Molise region of Italy. Situated at an elevation of approximately 756 meters, it is positioned about 10 kilometers west of the regional capital, Campobasso. The town is set within a beautiful Apennine landscape, characterized by rolling hills, lush greenery, and a tranquil atmosphere that captures the essence of rural Italian life.

The area surrounding Busso is rich in history, reflecting the deep cultural heritage of the Molise region. Visitors to the vicinity can explore a variety of historical sites, ancient villages, and significant architectural landmarks. Nearby attractions include the historic center of Campobasso, the medieval Monforte Castle, and various religious buildings that showcase the artistic traditions of the area.

For those traveling to Busso, the most convenient major international gateway is Naples International Airport (NAP). While there are other regional airfields, Naples serves as the primary hub for travelers



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arriving from abroad. From the airport, reaching Busso typically involves a drive of approximately two hours, or a combination of train and bus travel via Campobasso.

The region offers a peaceful retreat for those looking to experience authentic Italian culture away from the more crowded tourist destinations. With its mix of natural beauty, proximity to larger historical cities, and traditional charm, Busso provides an ideal base for exploring the hidden treasures of Molise. Whether you are interested in hiking through the surrounding hills or diving into the local history, the area offers a unique and welcoming experience.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 8000m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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**

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|-------------------|---------------------|
| Chambres:         | 3                   |
| Salle de bains:   | 4                   |
| Pied carré fini:  | 300 m <sup>2</sup>  |
| Dimesions du lot: | 8000 m <sup>2</sup> |

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.654.809



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