



## Excellent 3 Bed House for Sale In Vittorito Italy



### Ügynök információ

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Név:                 | Niall Madden                                                                  |
| Cégnév:              | Esales Property Limited                                                       |
| Ország:              | United Kingdom                                                                |
| Experience since:    | 2002                                                                          |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                          |
| Specialties:         |                                                                               |
| Property Type:       | Apartments                                                                    |
| Telefon:             |                                                                               |
| Languages:           | English                                                                       |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 258,628.14 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Italy         |
| Állam/Régió/Tartomány: | Abruzzo       |
| Város:                 | Vittorito     |
| Irányítószám:          | 67030         |
| Feladta:               | 2026. 09. 28. |

Leírás:

Excellent 3 Bed House for Sale In Vittorito Abruzzo Italy

Esales Property ID: es5555244

Via San Sebastiano 55A  
Vittorito  
L'Aquila  
67030  
Italy

Discover an exceptional opportunity to acquire a fully renovated, turn-key three-story home located just steps from the historic main square of Vittorito, Italy. Perfectly blending classic Italian charm with modern eco-friendly efficiency, this versatile 3-bedroom residence comes complete with a private garden, built-in barbecue, private balconies, and dedicated structural and energy upgrades. Whether you are searching for a tranquil permanent residence, a vacation getaway, or an investment property in Abruzzo, this home is completely move-in ready.



## Ground Level: Seamless Indoor-Outdoor Living

The property welcomes you via a charming front veranda, offering a sheltered entrance into the main floor. Once inside, you enter a spacious, open-concept living area that harmoniously integrates the kitchen, dining, and main lounge spaces. Designed with both daily comfort and social gatherings in mind, the open-plan layout boasts abundant natural light and an effortless, intuitive flow.

Directly accessible from the living and dining quarters is the private enclosed garden and courtyard. This outdoor sanctuary features a custom built-in barbecue, making it an ideal setting for al fresco dining, entertaining guests, or relaxing in the Italian sunshine. The seamless connection between the kitchen and the garden offers a classic Mediterranean living experience right at home. A private cellar also offers additional storage space, ideal for wine, equipment, or seasonal items.

## First Floor: Flexible Layout & Private Master Suite

Ascending to the first floor reveals a thoughtfully planned accommodation level with unique architectural flexibility. The spacious master bedroom suite is designed as a comfortable retreat, featuring a private en-suite bathroom and a dedicated walk-in closet. Notably, this suite benefits from its own independent street access via a secondary front door opening to a parallel road, allowing the space to be completely secluded from the remainder of the house if desired—an exceptional layout feature for hosting extended family, guests, or exploring rental potential.

Also located on the first floor is a generous second bedroom, which features its own private balcony overlooking the garden and yard below. Adjacent to the bedroom is a second full bathroom, alongside a dedicated laundry room that previously served as a secondary kitchen—offering potential for future reconfiguration or plumbing versatility based on your needs.

## Upper Level: Top-Floor Bedroom or Home Office

The third floor houses a bright, adaptable room that serves perfectly as a third bedroom, study, or private home office. Quietly situated at the top of the house, this room features its own private balcony overlooking the front veranda and neighborhood below, providing an inspiring space to work from home or unwind with elevated views.

## Modern Structural & Energy Upgrades

While retaining its traditional streetfront presence, the residence has recently undergone substantial modern technical enhancements to ensure peace of mind, low running costs, and year-round comfort:

- \* **Anti-Seismic Infrastructure:** The property has recently completed comprehensive structural anti-seismic renovations, adhering to strict building safety codes.
- \* **Solar Energy System:** Fully equipped with photovoltaic solar panels, drastically reducing electricity costs and promoting sustainable living.
- \* **Water Pressure System:** Upgraded with a dedicated water pressure pump, ensuring consistent, strong



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water flow across all three levels.

## Prime Vittorito Location

Situated in the heart of Vittorito, a picturesque village nestled in the Peligna Valley of Abruzzo, this property places local amenities, cafes, and historic streets directly at your doorstep. Known for its proximity to national parks, wine country, and scenic mountain landscapes, Vittorito offers a quintessential Italian lifestyle with convenient connections to surrounding towns and coastal regions.

This move-in-ready property offers a rare combination of private outdoor space, modern structural peace of mind, flexible multi-generational living, and energy independence. Contact us today to schedule a viewing or request additional information.

## ABOUT THE AREA

Vittorito is a picturesque town in the Abruzzo region of Italy, nestled in the Peligna Valley near the Apennine Mountains. Known for its quiet, authentic atmosphere, historic architecture, and surrounding vineyards, it offers a peaceful lifestyle while remaining close to regional hubs like Sulmona.

The primary international gateway to the region is Abruzzo International Airport in Pescara (PSR), located approximately 60 to 65 kilometers (roughly 40 miles) to the northeast. The drive from the airport to Vittorito typically takes under an hour via the A25 motorway, making the town easily accessible for international travelers and holiday home owners.

For a wider selection of direct long-haul and international flights, Rome's airports—Ciampino (CIA) and Leonardo da Vinci-Fiumicino (FCO)—are the main alternative transit hubs. They sit about 150 to 170 kilometers to the west, approximately a two-hour drive across the scenic mountain highway network.

The property itself is a newly renovated three-story home located steps from Vittorito's main square. It features three bedrooms, a private garden with a built-in barbecue, balconies, solar panels, and anti-seismic upgrades—making it an ideal move-in-ready retreat with excellent connection to local transport routes.

## MAiN FEATURES:

- \* 161m<sup>2</sup> of living space
- \* 229m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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



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\* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in L'Aquila Italy fast online

Tenanted: Yes

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 3      |
| Fürdőszobák:       | 2      |
| Kész négyzetméter: | 191 nm |
| Telekméret:        | 230 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.028.293

