



## Estate of 5 Separate Properties for Sale In Bojano Molise Italy



### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nome:             | Niall Madden                                                                  |
| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefono:         |                                                                               |
| Languages:        | English                                                                       |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 384,416.43 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | Italia     |
| Stato / Regione / Provincia: | Molise     |
| Città:                       | Bojano     |
| Cap:                         | 86021      |
| Pubblicato:                  | 08/09/2026 |

Descrizione:

Estate of 5 Separate Properties for Sale In Bojano Molise Italy

Esales Property ID: es5555208

Bojano, Molise, Italy

Estate of 5 Separate Properties for Sale in Bojano, Molise, Italy

Can be bought separately or everything in one sale for 335,000 euros

Situated in the historic town of Bojano (often referred to as Bonjano), nestled in the Matese valley of the Molise region, this multi-property portfolio presents a versatile real estate opportunity. Bojano is known for its rich Samnite and Roman history, scenic mountain backdrop, and central position within southern-central Italy.



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The estate comprises five distinct residential structures located along and around Via Guglielmo Marconi, combining central town convenience with generous floor plans and regional architectural character.

## Property 1: Central Independent Townhouse (Via G. Marconi)

\* Listing Reference: [idealista.it/34288335](https://www.idealista.it/34288335)

\* Price: €125,000

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In the center of Bojano, we offer for sale a single real estate unit that stands out for its size and functionality, making it an excellent purchase opportunity. The apartment, located on the first floor, is introduced by a large hallway that optimizes the separation of the rooms. The living area consists of a practical kitchenette-dining area that blends harmoniously with a cozy living room. This environment is made even warmer by the presence of a fireplace and benefits from natural light thanks to its balcony. The sleeping area includes three bedrooms, two bathrooms for maximum comfort, and a convenient storage room for organizing spaces. To further enhance the property, there are two useful appurtenances: an attic storage for storage and, in the basement, a large storage room with a small external appurtenance space attached, ideal as a warehouse or hobby area. This is an excellent opportunity for those looking for a spacious and well-organized home in the heart of city life.

## Property 2: Commercial premises for sale in Via Galileo Galilei Nn

\* Listing Reference: [idealista.it/34288506](https://www.idealista.it/34288506)

\* Price: €45,000

Located in the commercial heart of Bojano, this premises represents a rare opportunity for anyone seeking visibility and substance. We are talking about a space of approximately 30 square meters, positioned exactly at the point of maximum pedestrian flow in the area.

The true strength of this property is its strategic location: being directly opposite the Italian Post Office means benefiting from a constant and natural flow of people every day, guaranteeing exposure that few other areas in the city can offer.

The property is characterized by a large street-facing window, designed to capture the attention of passers-by and transform every glance into a potential business opportunity. Inside, the space is optimized and functional, already complete with its own bathroom, making it immediately ready for use or rental.

Whether the goal is to start a new professional activity or to make a targeted investment for income, this premises stands out for its flexibility and the prestige of its location. Buying here means not just purchasing a property, but securing a front-row seat in one of Bojano's most sought-after and dynamic settings.

## Property 3: Commercial premises for sale in Via G. Marconi Nn



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- \* Listing Reference: [idealista.it/34288306](https://www.idealista.it/34288306)
  - \* Price: €85,000

In the heart of the central area of Bojano, we offer for sale a commercial space that represents an excellent investment opportunity. The property has an area of 80 square meters and is located in an excellent position with high visibility potential. It is equipped with a bathroom and benefits from the presence of two large street-facing windows, ideal for display and attracting customers. Thanks to its size and strategic location, the property is perfect for various types of commercial activities or as a solid income-generating investment.

#### Property 4: Commercial premises for sale in Corso F. Amatuzio Nn

- \* Listing Reference: [idealista.it/34288363](https://www.idealista.it/34288363)
- \* Price: €49,500

Along the central Corso Amatuzio, in the beating heart of the city and a very short distance from the strategic Piazza Roma, we offer for sale an excellent investment solution. This is a commercial space of 35 square meters that enjoys exceptional visibility and intense pedestrian traffic. The unit is complete with a comfortable bathroom. To further enhance the property, there is a useful storage room of 15 square meters located in the basement, ideal for storage and warehouse management. Thanks to its absolutely central location and its functionality, this space is perfect for starting a new business or as a solid real estate investment with high earning potential.

#### Property 5: Historic Street Property (Via Guglielmo Marconi, 22)

- \* Location: Via Guglielmo Marconi, 22, 86021 Bojano CB, Italy
- \* Price: Offers Invited / Price Upon Request (Inquire directly for mixed-use valuation)

Completing the five-property ensemble is the central building located at Via Guglielmo Marconi 22. Positioned along one of Bojano's historic thoroughfares, this property sits within walking distance of the town's main Piazza Roma, local cafes, bakeries, and essential services.

The building offers classic Italian street-facing architecture with solid masonry, private access, and multi-story layout potential. Given its central street placement, this address offers options for mixed-use development—such as ground-floor commercial or office space with private residential apartments on the upper floors.

#### Nearest Airports

Travelers and international buyers accessing Bojano have convenient connections via several major Italian airports:

- \* Naples International Airport (NAP / Capodichino): Nearest Major Gateway — Located approximately 105 km (65 miles) to the southwest (approx. 1 hour 20 minutes by car via the SS85 and A1 highways).
- \* Pescara Abruzzo Airport (PSR): Located approximately 135 km (84 miles) to the north along the



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Adriatic coast.

\* Rome Ciampino (CIA) & Rome Fiumicino (FCO): Situated roughly 200 km to 230 km to the west, accessible in under 2.5 hours via the A1 motorways.

## About the Area

Bojano is a historic and scenic town situated in the Molise region of south-central Italy, tucked along the fertile Biferno River valley at the foot of the Matese Mountain range. Known in antiquity as Bovianum, the town served as a major center for the Samnites, an ancient Italic people, before becoming a strategic Roman colony. Today, it combines deep archaeological heritage with breathtaking natural surroundings, making it a peaceful getaway off the typical tourist trail.

The town's center is centered around Piazza Roma, offering a vibrant local life filled with traditional cafes, artisan shops, and historic architecture. Landmarks such as the Cathedral of San Bartolomeo, originally constructed in the 11th century and rebuilt over the centuries, showcase the area's rich religious and architectural history. Additionally, the medieval ruins of the Pandone Castle, perched on the slopes above the town in the ancient district of Civita Superiore, provide panoramic views across the valley.

Bojano is particularly famous for its agricultural heritage, clean freshwater springs, and world-class dairy products. It is celebrated across Italy as a prime producer of fresh mozzarella di bufala and fior di latte cheese, crafted using traditional techniques passed down through generations. Outdoor enthusiasts also utilize the town as a base for hiking, mountain biking, and exploring the lush trails of the surrounding Matese Regional Park.

The nearest major commercial gateway for international travelers heading to Bojano is Naples International Airport (NAP)—also known as Naples Capodichino Airport—located approximately 95 to 100 kilometers to the southwest (roughly an hour and twenty minutes by car). Alternatively, travelers flying from broader international hubs can access the town via Rome Ciampino Airport (CIA) or Rome Fiumicino Airport (FCO), both located around 200 to 220 kilometers to the west and connected to Bojano by direct regional train and bus routes.

## MAiN FEATURES:

- \* 710m2 of living space between all dwellings
- \* 3 Bedrooms
- \* 4 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
- \* Rental Potential through Airbnb and Booking.com

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Tenanted: Sì

## **Comune**

Camere da letto: 3

Bagni: 4

Finito piedi quadrati: 310 mq

Dimensione del lotto: 310 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.945.357

