

Rustic for sale in Castelvecchio di Rocca Barbena

€ 150.000

Ref. 565



180 sq.m. | : 2 | : 3 | : 7

Detached house from ground to roof for sale in Castelvecchio di Rocca Barbena (SV) with annex

In an ancient medieval village in the Neva Valley dating back to the 11th century which stands on the southern slopes of the Rocca Barbena (1142 m above sea level), from which it takes its name, recognized as one of the most beautiful villages in Italy, we offer for sale a charming stone rustic house, detached from ground to roof, composed as follows:

The 180 sq m main house has a main entrance at street level (Via al Castello) leading into the dining room with fireplace. To the right is the kitchen, while on the opposite side is a large, partially mezzanine-level living room, a guest bathroom, and a bedroom upstairs. From the dining room, a hallway leads to two bedrooms and a master bathroom. In the same hallway, a staircase leads to the upper floor, where a spacious living room with fireplace opens onto a spacious terrace overlooking the surrounding village, characterized by typical medieval stone fortified houses and ancient lanes that intersect, creating a labyrinthine network leading to the castle. Finally, with a separate entrance, the boiler room and a cellar are located on the ground floor.

Internally, the property's current condition can be described as fair. The floors are treated terracotta, and the kitchen and bathroom fixtures are in good condition. The technical systems are in good condition, and the external wooden windows and doors are also in good condition, as are the internal windows and doors.

(outbuilding) The main house requires extraordinary consolidation work. For this purpose, the independent building below is being sold in order to carry out the aforementioned work, thus freeing up the lower part of approximately 130 m2 for complete renovation.

Excellent medium-term real estate development investment

The houses are located in a central area, where there are mainly residential settlements with some commercial activities.

Castelvecchio di Rocca Barbena has attracted much interest in recent years, especially from foreign tourists, due to its unique setting. Protected by mountains, it is the starting point for several nature trails, including the Ilaria del Carretto Trail, which passes through Borgata Fontana and the country church of San Giuseppe and leads to the village of Zuccarello. Less than half an hour's drive away are the beaches from Finale Ligure to Alassio.

The total asking price for the two real estate units is Euro 150,000

for information and details

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Certification

: G

Features

Codice: 565	Motivazione: Sale
Categoria: Rustic	Indirizzo: via al castello
Comune: Castelvecchio di Rocca Barbena	Totale_mq: 180 sq.m.
camere: 3	bagni: 2
Locali: 7	Fireplace

Nearby

Gyms	Spa
Football Fields	Tennis Courts
Bike Lanes	Railway Station

Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	















