

## Detached House60 000San Pietro Avellana

Detached house with land □ Ref. 176

Only a few kms from the Abruzzo Region, this large property is located in San Pietro Avellana. It includes a 220 sqm wide house and 1500 sqm of surrounding land, most of which is building.

Located just a few meters from the down town, the house is composed by for 4 floors: on the ground floor there is a large garage (47 sqm); on the first floor there are a kitchen with fireplace, a spacious living room with balcony (32.50 sqm), a bedroom (12 sqm), a bathroom (6.1 sqm) and a corridor with access to the backyard. On the second floor there are 4 bedrooms each of about 12 and 9 sqm and a bathroom (4 sqm).

From the hallway there is an access to a spacious attic (about 56 sqm) that can be habitable.

The inside part of the house is in good conditions, it only needs some renovations mainly due to the fact that the house is uninhabited since several years. The roof and the structure are in good conditions. The heating system is working.

San Pietro Avellana is a town located at 950 meters above sea level with 550 inhabitants. It is surrounded by the natural reserve "Man and Biosphere" recognized as a UNESCO World Heritage site. The main attractions are the ancient Parish Church, the Chapel of St. Amico, the several archaeological sites and the community museum for the traditions, rural culture and archaeology. San Pietro Avellana territory is particularly rich in woodland products, thanks to the abundance of springs and rivers and untouched nature, first among them the truffle (tartufo) black and white. The Adriatic Sea is about 70 km (1 h) far from the town, the ski resort of Capracotta, is 15 km (20 min), Pescara airport is 100 km (1h and 15 min) and the airport of Rome is 220 km (2h and 30 min).

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