



Rustic/Farmhouse/Court for sale in Bomarzo

€ 399.000

Ref. CBI006-9-332686



200 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

The Casale della Maestra

Position:

In a context that combines history, nature and culture, we find the "Casale della Maestra" an ancient stone country house, dating back to 1500 with subsequent evolutions.

Located on the border between Lazio and Umbria, nestled between Bomarzo, Mugnano, Attigliano and the Tiber Valley, only 1.5 km from the village of Bomarzo and the small jewel of Tuscia, the "Monster Park" also known as "Sacred Forest", which welcomes hundreds of visitors every year.

Description:

What we present to you is a property spread over two levels, measuring 200 m2 with more than 2.5 hectares of hazelnut groves and almost 7 hectares of woodland, two 240 m2 greenhouses. each, as well as a collaborator and a warehouse.

Entering the ground floor we find a large living room, dominated by a charming fireplace, which creates a welcoming and convivial atmosphere, the wooden staircase, which leads to the upper floor, with the gallery overlooking the room adds a scenographic touch.

Also on the ground floor we have a hospitable and secluded kitchen characterized by a beautiful stone arch which can also be accessed directly from the outside, a room adjacent to it to be used according to your needs and a bathroom with window and shower



serving the living area.

On the upper level where each room offers a panoramic view of the surrounding wonders, the property includes three double bedrooms, a study and a further bathroom with window and shower.

The sleeping area can also be reached via a beautiful and ancient external staircase by restoring the access door, thus allowing multiple usage solutions.

On the side wall of the house there is an ancient oven.

All around we find details that tell of a past, rich in stories and tales, the beautiful and important peperino fireplace with Latin inscriptions, as well as the entrance portal, the wooden beam supports carved with floral motifs, niches with peperino frames, terracotta flooring, walls with exposed stone inserts...

Who is it aimed at:

Casale della Maestra is not just a house, but an opportunity to live as a main residence combined with a farm activity...SIMPLE HOUSE OR LARGE PROJECT IN NATURE, TWO STEPS FROM BEAUTY.

It is the perfect choice for those who dream of a new life immersed in the scents and silence of the countryside, for those looking for a historic farmhouse without wanting to remain too isolated, but still having the right privacy and tranquility.

Sometimes the limit is only your imagination!

Certification

Energy Class: Under evaluation

Features

Property ID: CBI006-9-332686	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Strada Provinciale Bomarzese
Zip Code: 1020	Municipality: Bomarzo
Total sqm: 200 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 5
Internal condition: Good	Floor: Ground Floor
Total floors: 2	Independent heating: Heating
Date of construction: 1500	Current Status: Available after the deed of sale
Garden: Private, 100 sq.m.	Kitchen: Regular Kitchen















