



## **Apartment for sale in Gagliano Aterno**

**€ 250.000**

**Ref. CBI118-1840-301685**



**115 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 3**

### **EXCLUSIVE APARTMENT FOR SALE INSIDE THE MEDIEVAL CASTLE OF GAGLIANO ATERNO**

GAGLIANO ATERNO (AQ) □ In the greenery of the Sirente Velino Regional Park, inside the suggestive medieval castle of Gagliano Aterno, we offer for sale an exclusive two-level apartment of approximately 115 sqm with independent entrance, cellar and parking space of approximately 23 sqm. The swimming pool, the tennis court and the presence of numerous and exclusive common properties complete the property.

The castle, built between the 12th and 13th centuries, is considered one of the best preserved in Italy, today private property. It is in a dominant position with respect to the charming village of Gagliano Aterno at 650 meters above sea level, on land of approximately 20,000 sqm, partly wooded and partly arable.

Among the various accesses to the Castle, a magnificent stone portal characterizes the main entrance which from the village square leads, through the first city walls and an enchanting avenue immersed in the woods, to the internal walls and the property.

The apartment, born from the architectural recovery of ancient stables, has extraordinary views of the Subequana valley and the large garden now present within the external courtyard of the castle.

A solid wood door leads into the living room with fireplace, exposed beams and a large window overlooking the tranquility of the greenery of the courtyard which characterize the warm and private environment, the furnished and equipped kitchenette completes the living area on the ground floor; a hallway leads to the master sleeping area consisting of a double bedroom with panoramic views of the valley and the medieval village, a bathroom with tub and a comfortable closet. In the living room, a large wooden side staircase leads to the upper level, equipped with a balcony, composed of a living room, an open space sleeping area and a blind bathroom with shower. Central heating with heat meters. Double glazed wooden window frames. Concierge service. The property includes a



comfortable cellar in the basement and a garage of approximately 23 sqm.

Added value, the enchanting and suggestive common properties such as the swimming pool and the tennis court, the party hall, the reading room, the dining room, the large equipped professional kitchen, the ancient oven which overlooks the first internal courtyard garden, the guesthouse, the noble chapel dedicated to San Nicola di Bari where the body of Santa Fiorenza is preserved, the internal cloister with the frescoed loggia.

Just over an hour's drive from the center of Rome (A24 and A25 motorways) and approximately 25 km from the Altipiano delle Rocche with Rocca di Mezzo, Rovere and Rocca di Cambio (Via Plaiola) and the ski lift of Ovindoli Monte Magnola and Campo Felice, the property represents an excellent investment opportunity in an area rich in artistic and cultural heritage, beech and pine forests, in the tranquility of an exclusive and fascinating location.

## Certification

**Energy Class:** G

**EPglnr:** 522.33 kwh/□

## Features

Property ID: CBI118-1840-301685	Contract: Sale
Categoria: Apartment	Address: Via Castello
Zip Code: 67020	Municipality: Gagliano Aterno
Total sqm: 115 sq.m.	Bedrooms: 1
Bathrooms: 2	Rooms: 3
Internal condition: Restored	Floor: On two-levels
Total floors: 2	Independent heating: Central Heating with Counter
Date of construction: 1900	Current Status: Available after the deed of sale
Condominium costs: € 420	Garden: Common, 300 sq.m.
Kitchen: Kitchenette	Garage: for two cars, 23 sq.m.
Tv Antenna : Condominium	Closet
Cellar : 5 □	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Predisposition for Alarm	Shutters

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



































