



HISTORIC VILLAGE
AMONG UNSPOILT
NATURE AND
ANCIENT
TRADITIONS



VILLAGE COMPOSED OF THREE DWELLING UNITS WITH A WOOD BURNING OVEN AND LARGE LAND



Not far from the town of Casaprota, in the locality of Vignanello, immersed in an unspoiled hilly landscape of great beauty typical of the Sabine region, we offer for sale a historic hamlet, consisting of three buildings of various sizes, arranged around an old wood-burning oven (to this day still working!), and surrounded by approximately 6000 square meters of land, with olive trees, woods and meadows, some of which is also used as a synergistic vegetable garden.

The first building, which is larger, has two separate entrances from the ground floor and comprises a large living area, with a fireplace, an eat-in kitchen also with a fireplace, a bathroom, and a bedroom with a double view. The rooms, covered with a pitched roof and exposed wooden beams, are characterized by their considerable height and are spacious and very bright. The view from the windows is over the surrounding bucolic landscape, characterized by the gently sloping Sabina hills.

A spiral staircase leads to a space on the attic floor, while going down to the basement level we find another bedroom, with an external view and a built-in closet wall. The whole is distributed over a total of approximately 150 sqm. This part of the property, in fair general condition, was inhabited until a few years ago. Adjacent to these rooms we find a stone ruin on two levels of 110 sqm., which needs to be completely renovated or demolished in order to construct a building of the same dimensions.



In the garden, there is also a natural cave, about 5-6 meters deep.

Next to the main building, there is a second one, which consists of a single room of 45 sqm. with three external views and a room below, formerly used as a warehouse and stable, with independent access.

The various parts of the hamlet are connected by a common terraced outdoor space, in the middle of which is a wood-burning oven, which was used by the small community that inhabited the hamlet until the 1960s.

The different conditions of general maintenance of the rooms suggest different levels of renovation, offering as many possibilities for the use of the entire hamlet, either as a single residence articulated in three different buildings or as three different apartments, with common outdoor spaces, usable for both residential and tourist-receptive purposes.

The property currently has electricity and is supplied by an external well, while the water



supply is located in the nearby access road. It enjoys excellent solar exposure, being oriented to the east, south and west, and it stands at a very short distance from the village of Casaprota, complete with all basic services. It is worth highlighting the presence of interesting naturalistic excursions in the area. About 300 meters away, within walking distance, there are the Farfa Gorges, established as a Natural Monument in June 2007, with the fascinating Roman Bridge, and not far away the Sanctuary of Santa Vittoria dating back to the 3rd century AD, the Roman amphitheater of Trebula Mutuesca and the incredible Devil's Pools. In addition, the ski resort of Mt. Terminillo is an hour's drive away, as are the Marmore Waterfalls and Lake Turano.

While maintaining the typical tranquility of the medieval villages of upper Lazio, Casaprota is the annual venue for art events, shows and festivals aimed at promoting rural and food-and-wine tourism in Sabina.

PROPERTY DETAILS

AREA

Vignanello,
Casaprotta (RI)

TYPE

Village

YEAR OF CONSTR.

Before 1960

FLOORS

Ground floor, first floor
and basement

GROSS SQM

1st building 158 sqm
2nd building 94 sqm
Ruin 110 sqm
Land 6000 sqm

COMMERCIAL SQM

Total 473 sqm

CONDITION

To be renovated

HEATING

Absent

ENERGY CLASS

Exempt

CAD. CAT. AND RENT

A/3 - € 178,95
A/4 - € 94,00
F/2

CONDOMINIUM FEES

€ 0,00 monthly

PRICE

€ 128.000,00



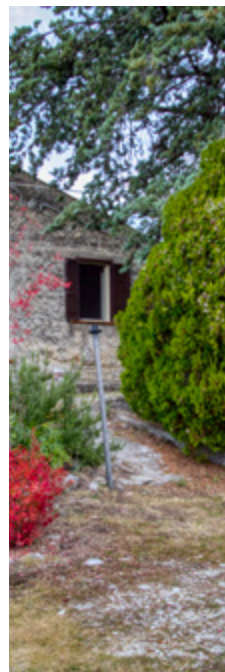
1



2



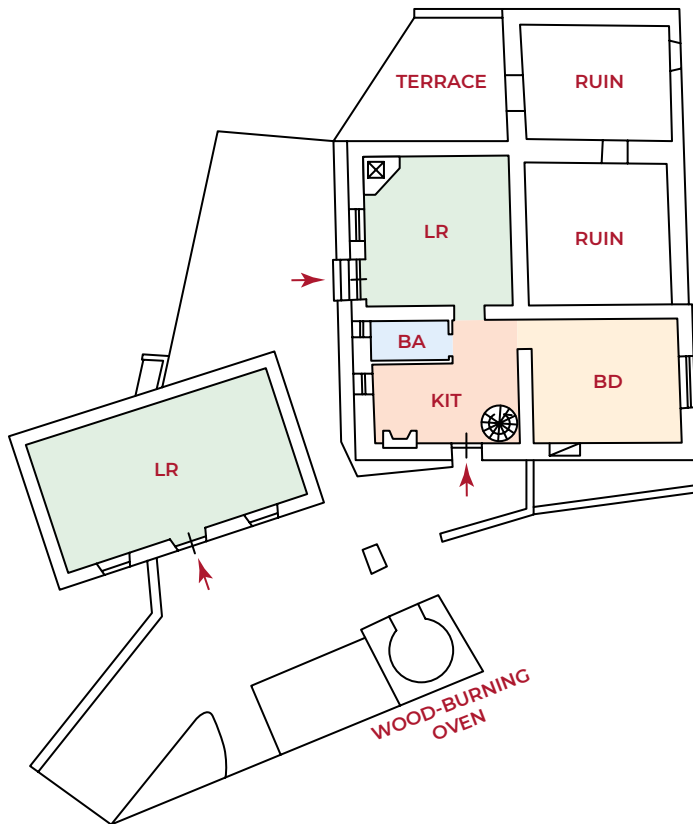
2







GROUND FLOOR



Legend

LR = living room

KIT = kitchen

BA = bathroom

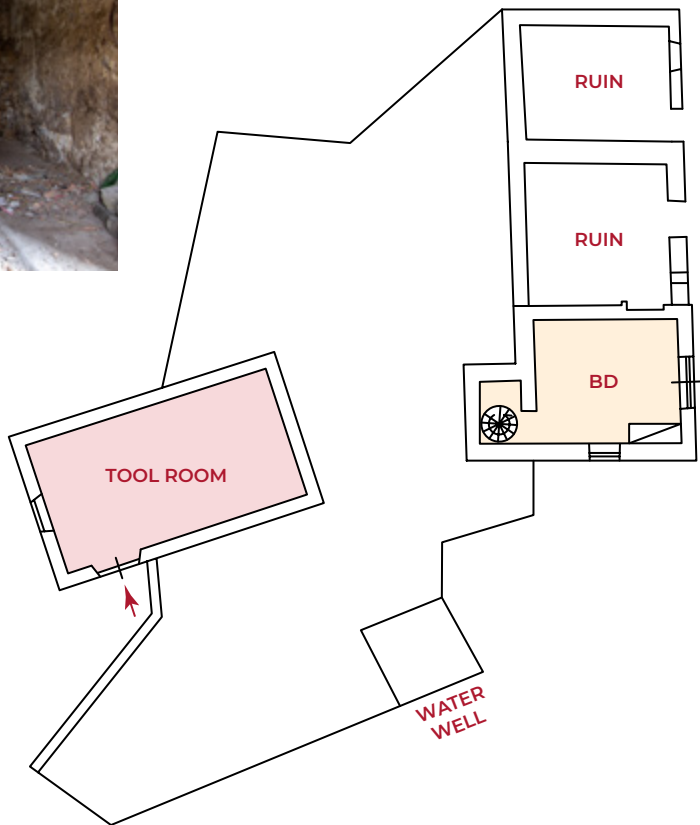
BD = bedroom







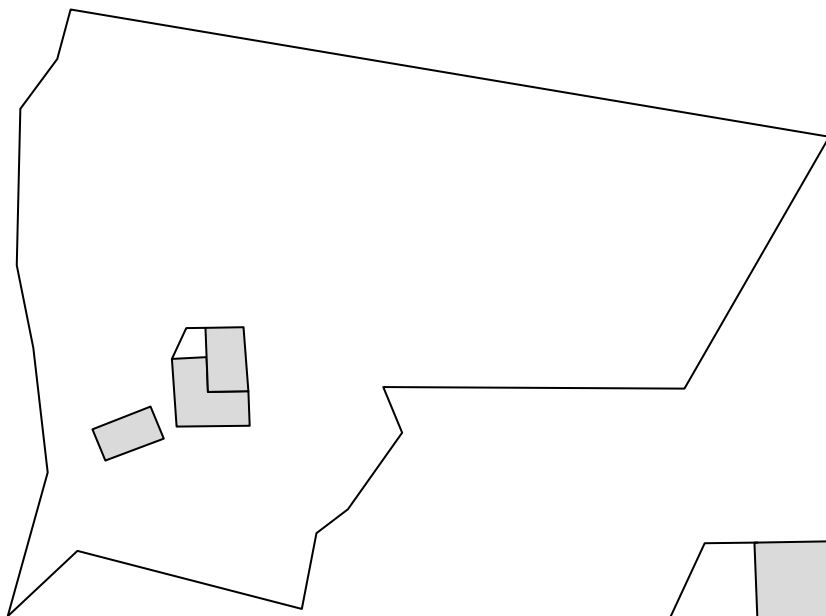
BASEMENT



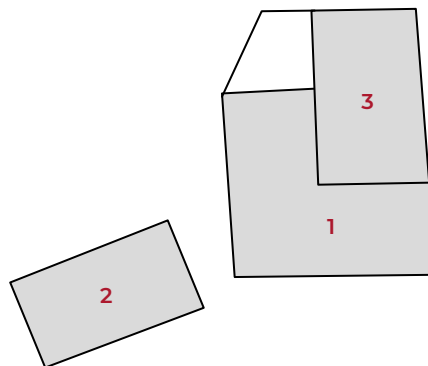
Legend

BD = bedroom



*Legend*

- 1** = 1st building
- 2** = 2nd building
- 3** = ruin









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