



DISCOVERING
TRADITION IN
AN ATMOSPHERIC
VILLAGE



POUCHAIN
REAL ESTATE

HISTORIC APARTMENT, LARGE SQUARE FOOTAGE, ON TWO LEVELS WITH BALCONY

In the picturesque hamlet of Ponticelli Sabino, part of the municipality of Scandriglia, in the heart of Sabina, we offer for sale a real estate unit in the well-kept historic center, arranged on two levels, with independent access, with very characteristic features and part of a building dating back to the 1600s.

From the precious courtyard in front of the building, a staircase leads to the front door that invites you to the first level, of about 122 square meters, entering directly on the large kitchen, the heart of the house, with scenic central fireplace, ceilings with exposed wooden beams and terracotta floors, an intimate environment with an antique flavor. Behind the kitchen are the pantry and a storage room, while going to the right, through a hallway you enter a bathroom, and a storage room, and from here you enter the large living area, ideally divided into a part for dining and one for the living room. This room is also characterized by the presence of the exposed wooden ceiling beams and terracotta floors. At the bottom, the staircase leads to the second level, about 61 square meters, where we find a large bedroom, very bright, with French doors overlooking a small balcony with views of the

city center, and a second bedroom, smaller, largely covered by an attic floor accessed by a wooden staircase at the end of the room. The attic is ventilated and lit by a window, and has different heights due to the slope of the roof pitch.

The real estate unit is equipped with independent heating system, with boiler fueled by methane gas, has wooden fixtures with double glazing. The village of Ponticelli, 45 km from Rome, whose original nucleus developed around the Castle dates back to the 11th century, is definitely characteristic and very well maintained, known to be very lively culturally. In fact, as well as for religious-cultural reasons, it is located along La Via di Francesco, director of the Salaria, hosts a series of summer events and more, such as festivals and feasts that give an important enhancement to the small Sabine villages, and is also very popular thanks to the presence of the Sabina Agricultural University. It is included in the Sabina cultural network, which aims at an enhancement of this beautiful area of Lazio, between the mountain ranges of Monti Lucretili and Monte degli Elci, close to the important Sanctuary of Santa Maria delle Grazie, dating back to the 14th century, and the Ponte del Diavolo, an important testimony of the Roman era.





PROPERTY DETAILS

AREA

Scandriglia | Rieti

TYPE

Apartment
with independent access



FLOOR

First floor and second floor

ORIENTATION

N - W

CONDITION

Good

HEATING

Self-contained
natural gas boiler

ENERGETIC CLASS

G Class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/3

CADASTRAL INCOME

€ 268,56

GROSS SQM

First floor 122 sqm
Second floor 61 sqm
Balcony 3,5 sqm

COMMERCIAL SQM

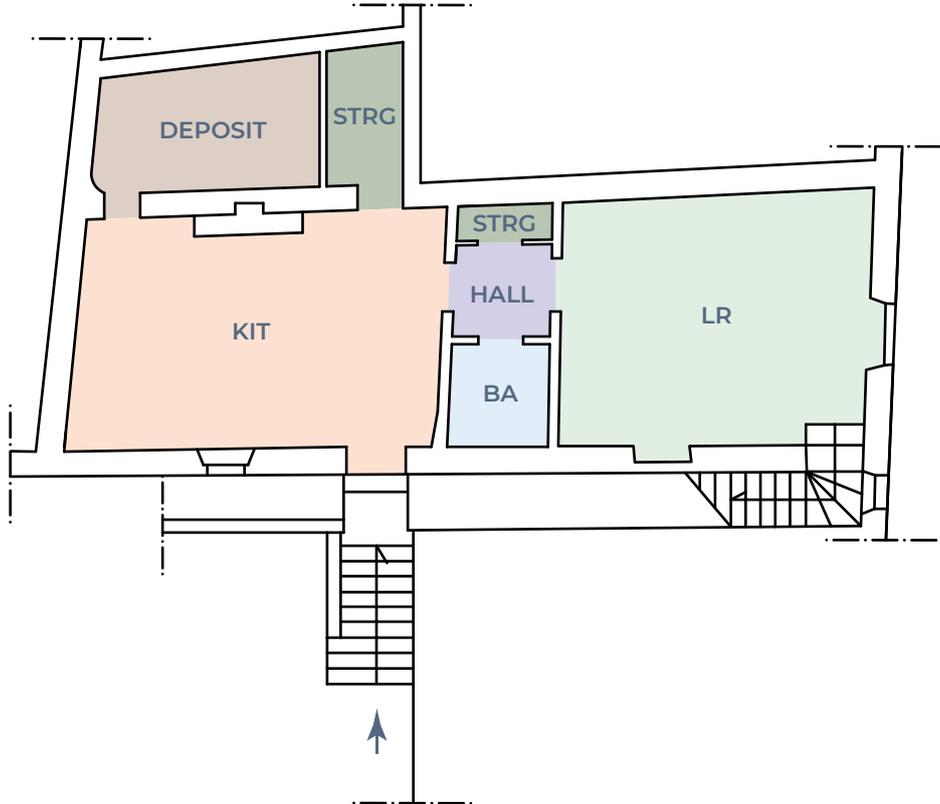
Total 184 sqm

PRICE € 153.000,00





FIRST FLOOR



Legend

- LR = living room
- KIT = kitchen
- BA = bathroom
- STRG = storage

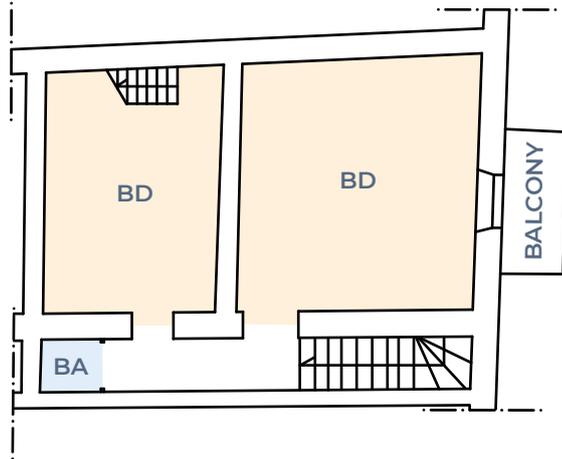








SECOND FLOOR



Legend

BA = bathroom
BD = bedroom

















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