



Casale a Cottanello

stone house with land
overlooking Sabina hills



Cottanello







The property called, Casale Cottanello, is a living solution for those who want to immerse themselves in the natural landscapes of Sabina hills.

The structure, mainly of stone and wood, is in harmony with the surrounding environment, and constitutes an intimate and reserved dwelling.

quiet





natural surroundings

outside oven





stone staircase













Casale a Cottanello

The stone house is in fair condition, but with a modest commitment will be possible to make this property a pleasant country house.

Internally it is set on two levels:

On the ground floor there is the living area with kitchen and large living room with fireplace. There are also a bedroom, a bathroom and finally a warehouse now used as a boiler room. Externally this level is surrounded on two sides by a wooden porch.

While, on the first floor, we can find two large bedrooms and two bathrooms. From the hallway of this floor you lead to the outdoor terrace placed in the south-east side, also accessible from the lower floor thorough an external stone staircase adjacent to the north-east wall of the house.

Outside the main building is placed a stone oven and a barbecue.

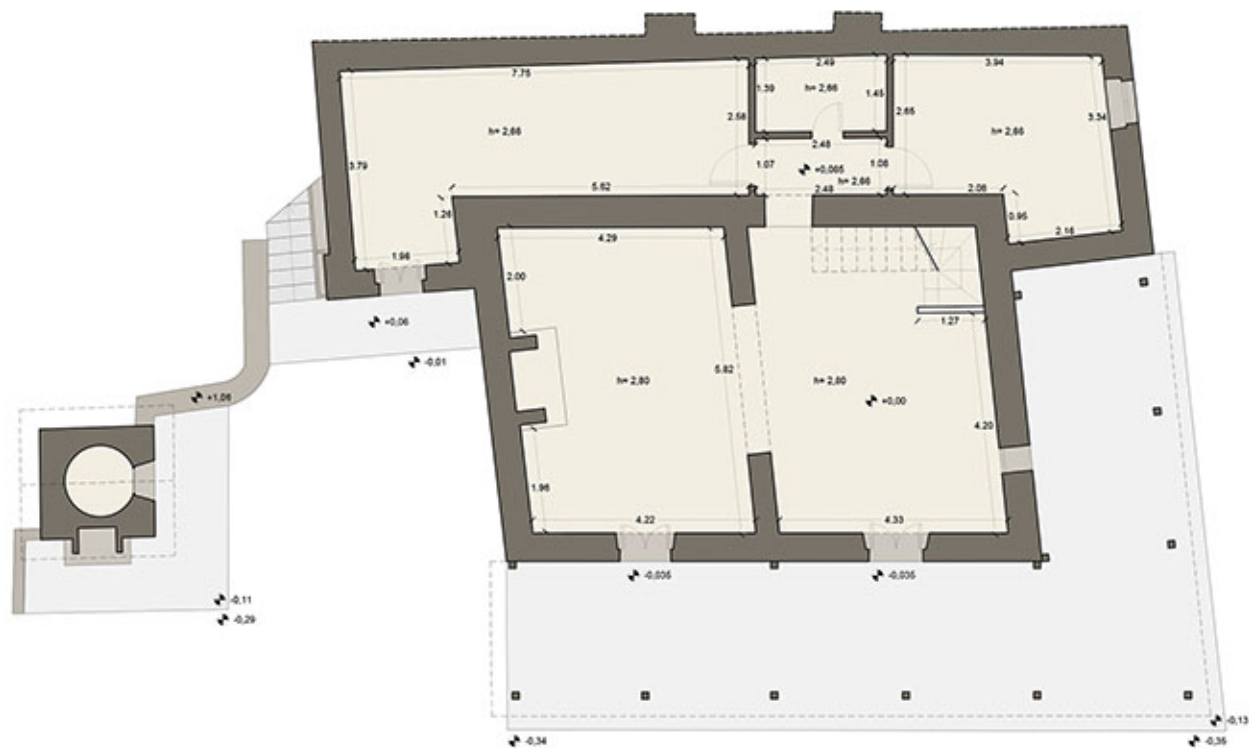
The property includes a large portion of land delimited with fence in wooden poles and metal mesh.

aerial view

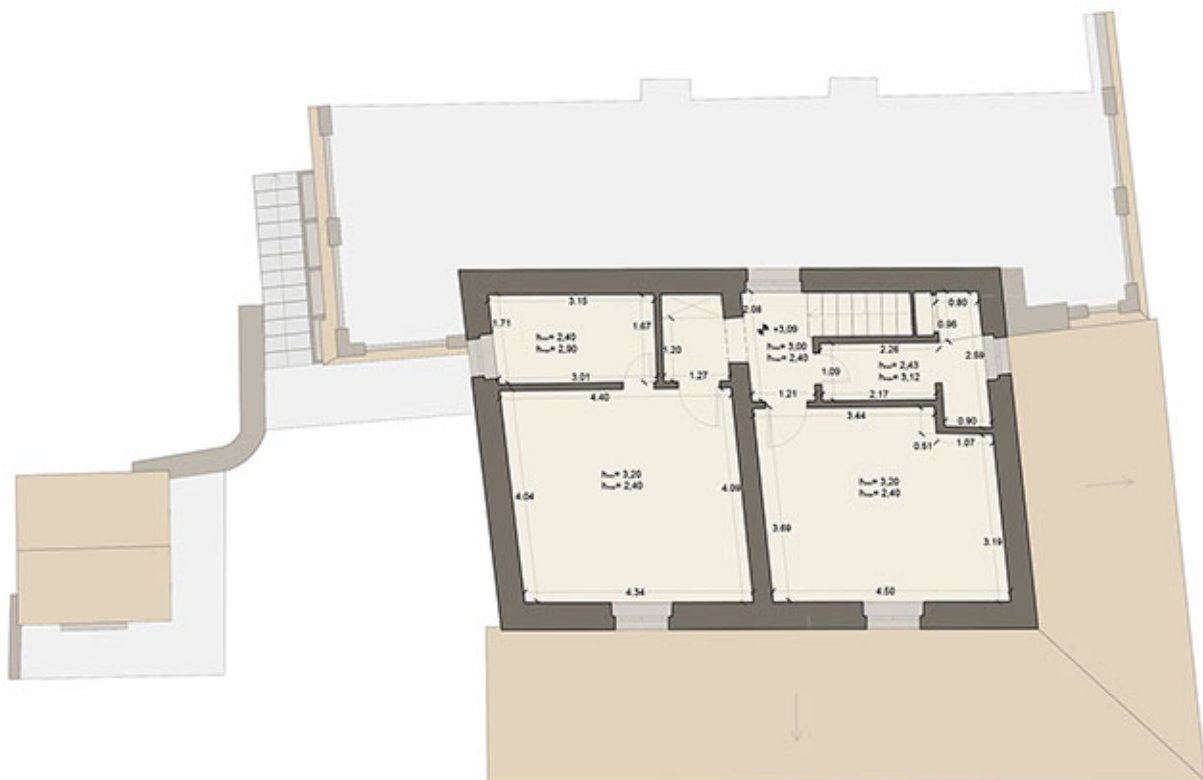


floor plan

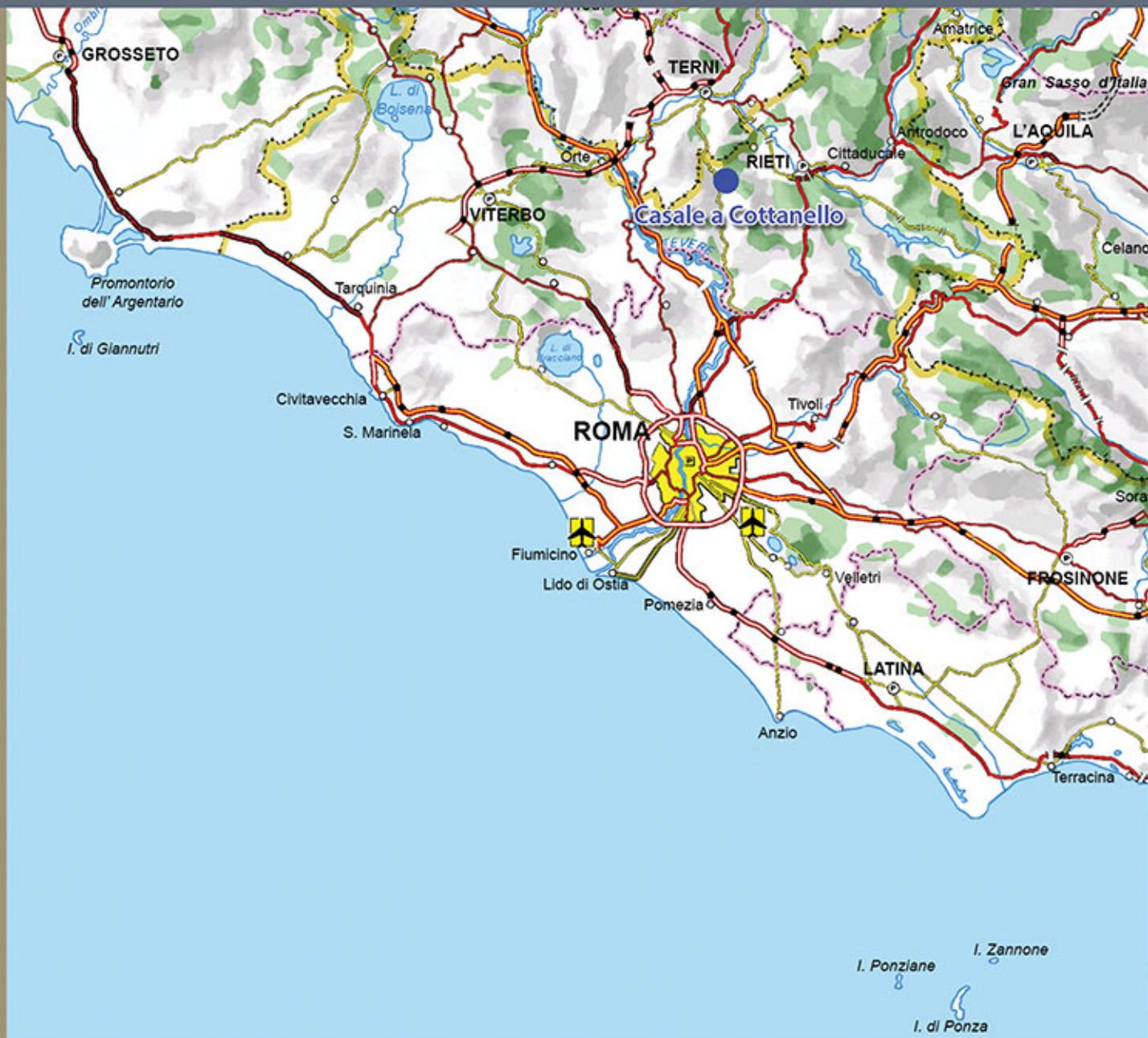
ground floor



first floor



territorial framework



surroundings & distances

This property is located in one of the most suggestive areas of Sabina, on the border between Lazio and Umbria, about twenty kilometers from Rieti, the belonging province.

The municipality where stands the property, Cottanello, has the typical structure of a Roman castrum, became in centuries the castle, perched on a hill at 600 mt. in height; it's surrounded on the north and east sides by the green tops of the Sabine mountains while the west side overlooks the Val d'Aia.

Natural and artistic beauties, monuments, archaeological sites and bucolic setting make Cottanello an ideal destination for those who want to live in contact with nature without leaving the culture. Moreover, the presence of a rail connection nearby, linked to the capital has made this area accessible also for those who are looking for a well-connected residence but far from the bustle of a big city.

Casale a Cottanello by car is:

24 km from Poggio Mirteto train Station;
45 km from highway A1 Roma – Firenze;
70 km from GRA of Roma;
105 from Rome Fiumicino International Airport.

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the Rieti valley - Sabina





Sabina hills



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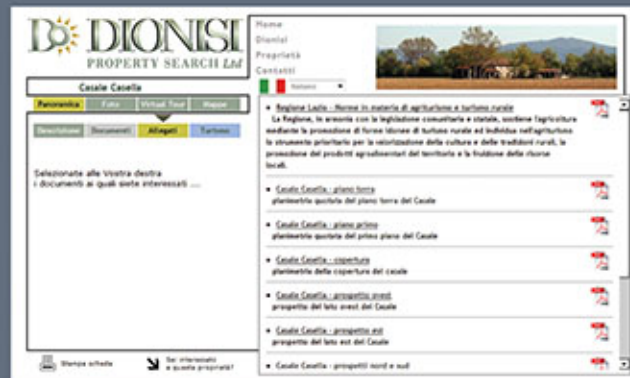


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MAPS and FLOOR PLAN of the interior In the property page will be possible see floor plans of the interior of buildings and maps of the area.





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- **Property Consultancy and Valuation of real estate.**

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