

Ref. 2860 – **VILLA JONIO**

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HISTORICAL VILLA WITH PARK FOR SALE JUST 20' FROM THE SEA, ROSSANO CALABRO

Rossano Calabro – Cosenza – Calabria



Interiors
1,911 m²

Bedrooms
11

Bathrooms
11

Total land
10,130 m²

In the hills of Rossano Calabro, less than twenty minutes from the sea, manorial villa with outbuildings and park for sale. The property, which is effectively a rural hamlet, is in need of renovation and modernization but has considerable potential for tourist accommodation development. The buildings are immersed in a well-maintained park of 10,130 m² that is regularly used for weddings and ceremonies because of the beautiful setting it offers. On one side of the park a grove provides a pleasant shady space for the summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 2860 – VILLA JONIO

TYPE: historical villa

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,911 square meters (20,562 square feet)

TOTAL ROOMS: 27

BEDROOMS: 11

BATHROOMS: 11

ANNEXES: church, warehouse, caretaker's house, *castelletto*

MAIN FEATURES: stone and brick walls, cast iron shutters on the ground floor, terrazzo floors, marble door thresholds and window sills, marble staircase, cast iron window grilles, cast iron gate, fireplaces, wooded park

EXTERIOR: 1.0 hectare (2.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 187.59 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Lido Sant'Angelo (12km, 20') Corigliano Calabro (21km; 30'), Schiavonea (23km; 30'), Francavilla Marittima (47km; 50'), Civita (57,6km; 1h), Altomonte (68km, 1h 5'), Morano Calabro (81km; 1h 10'), Cosenza (88km, 1h 15'), Crotone (98km, 1h 50'), Diamante (126km, 2h)

CLOSEST AIRPORTS

Crotone Pitagora (109km; 1h 55'), Bari K. Wojtyła (237km; 2h 50'), Salerno Costa d'Amalfi (242km, 2h 35')

VILLA JONIO

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The **villa** (1,597 m² – 17,184 ft², up to 8 bedrooms and 8 bathrooms) is a typical example of a summer resort casino with a rectangular floor plan, masonry supporting structure, consisting of a basement floor, and four levels above ground.

- **Basement:** three rooms used as cellars, accessible directly from the ground floor of the house;
- **Ground floor:** from the large courtyard in front of the house, via a scenic staircase with characteristic circular connections to the outer wall of the building, one reaches a porch protected by a cast-iron gate and paved in stone cypresses in good condition. From that porch, an imposing cast-iron gate leads to the ground floor consisting of a large entrance hall, living room, kitchen, sitting room, a bathroom and a room that can be used as a reading room;
- **First floor:** master bedroom with exclusive terrace, four bedrooms and a bathroom (with the possibility of creating more en-suite); most of the rooms have decorated wallpaper, while some rooms also have frescoed ceilings in need of renovation;
- **Second floor:** again from the marble staircase one reaches the second floor consisting of five rooms, three of which have en-suite bathrooms and the possibility of creating walk-in closets. Also on this floor the walls of almost all the rooms are covered with wallpaper and in most of the rooms the floors are cement grit to be polished, while in the remaining ones are ceramic and terracotta.
- **Attic:** partially habitable rooms, reached via a terracotta staircase.

THE OUTBUILDINGS

The **small church** (69 m² – 742 ft²) is located in the large courtyard that surrounds the house and serves the function of an aristocratic chapel. Internally, the walls are all plastered while the floors are terracotta. The most interesting feature of the building is the original marble altar.

The **warehouse** (50 m² – 538 ft², 1 bathroom) is a single-story building divided into two rooms used as storage and guest bathroom.

The **caretaker's house** (49 m² – 527 ft², 1 bedroom and 1 bathroom) It is reached by climbing a set of steps. The building consists of a living room with kitchen, bathroom and bedroom. There is also a brick oven outside.

The **castelletto** (146 m² – 1,571 ft², 1 bedroom and 1 bathroom) is a two-story building with a high wall and two side towers in the north wall. On the ground floor there are two rooms with independent entrances. Behind the building a small bridge leads to the second floor of the building consisting of a living room, bedroom and bathroom.











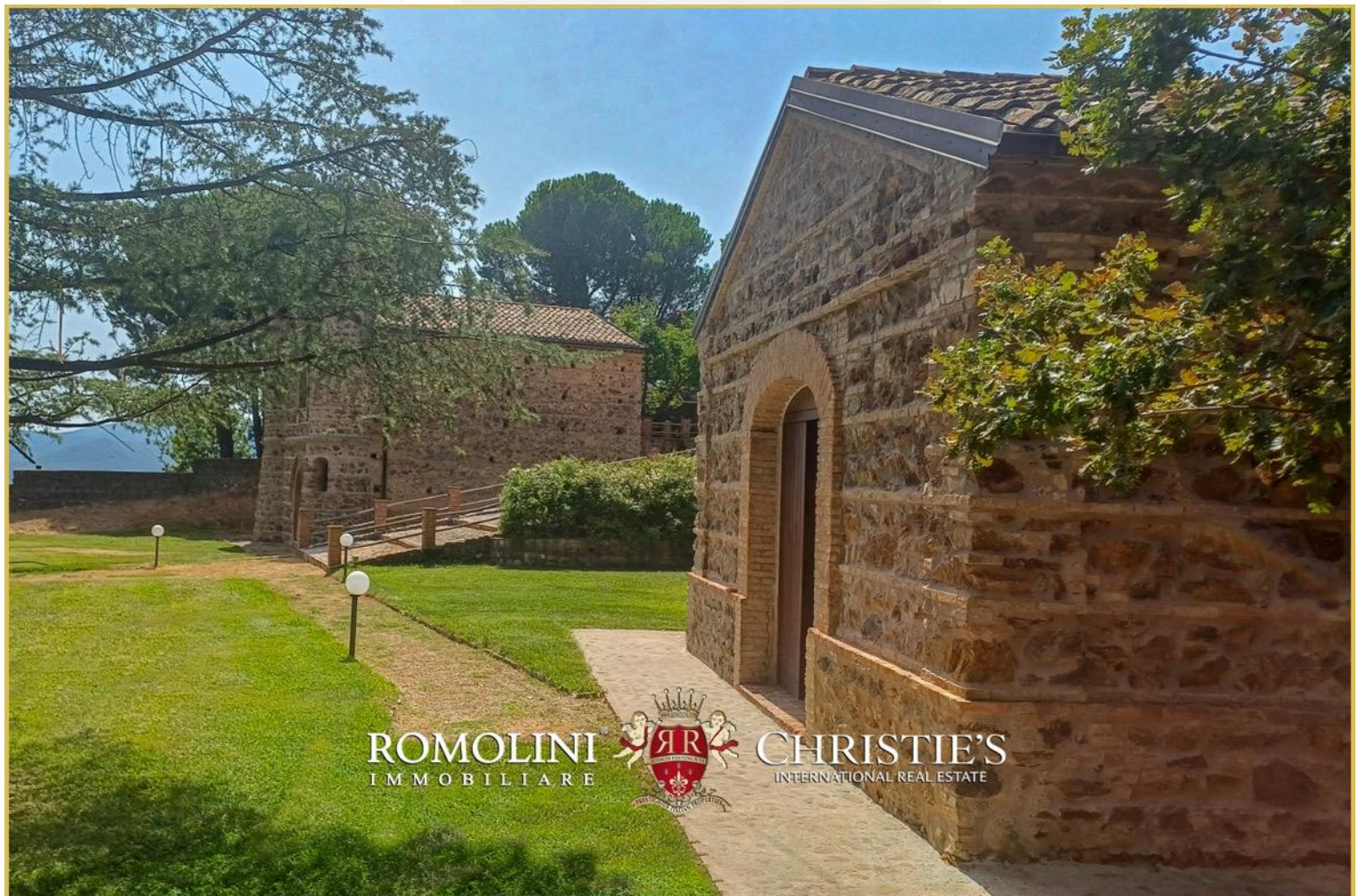




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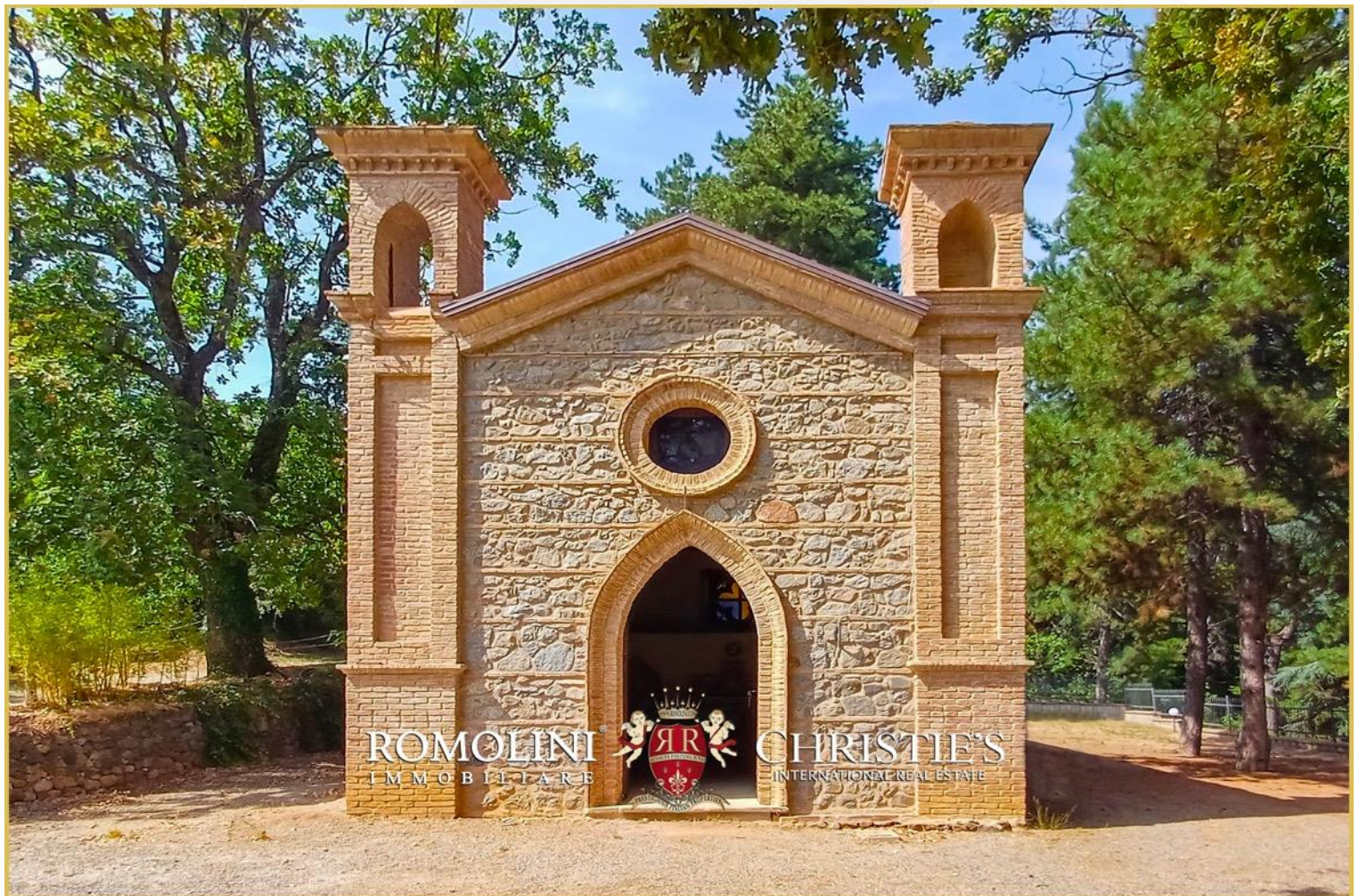


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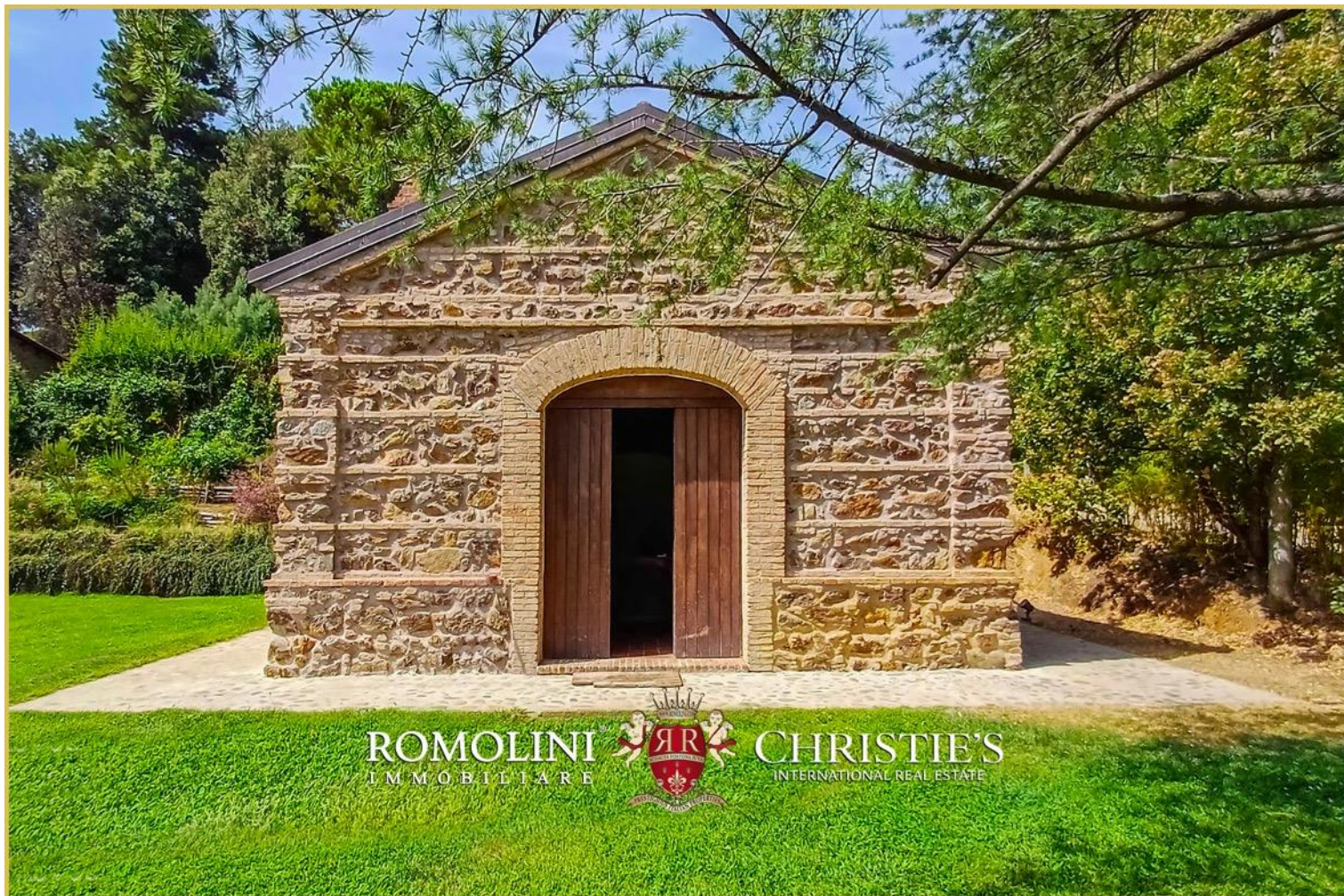


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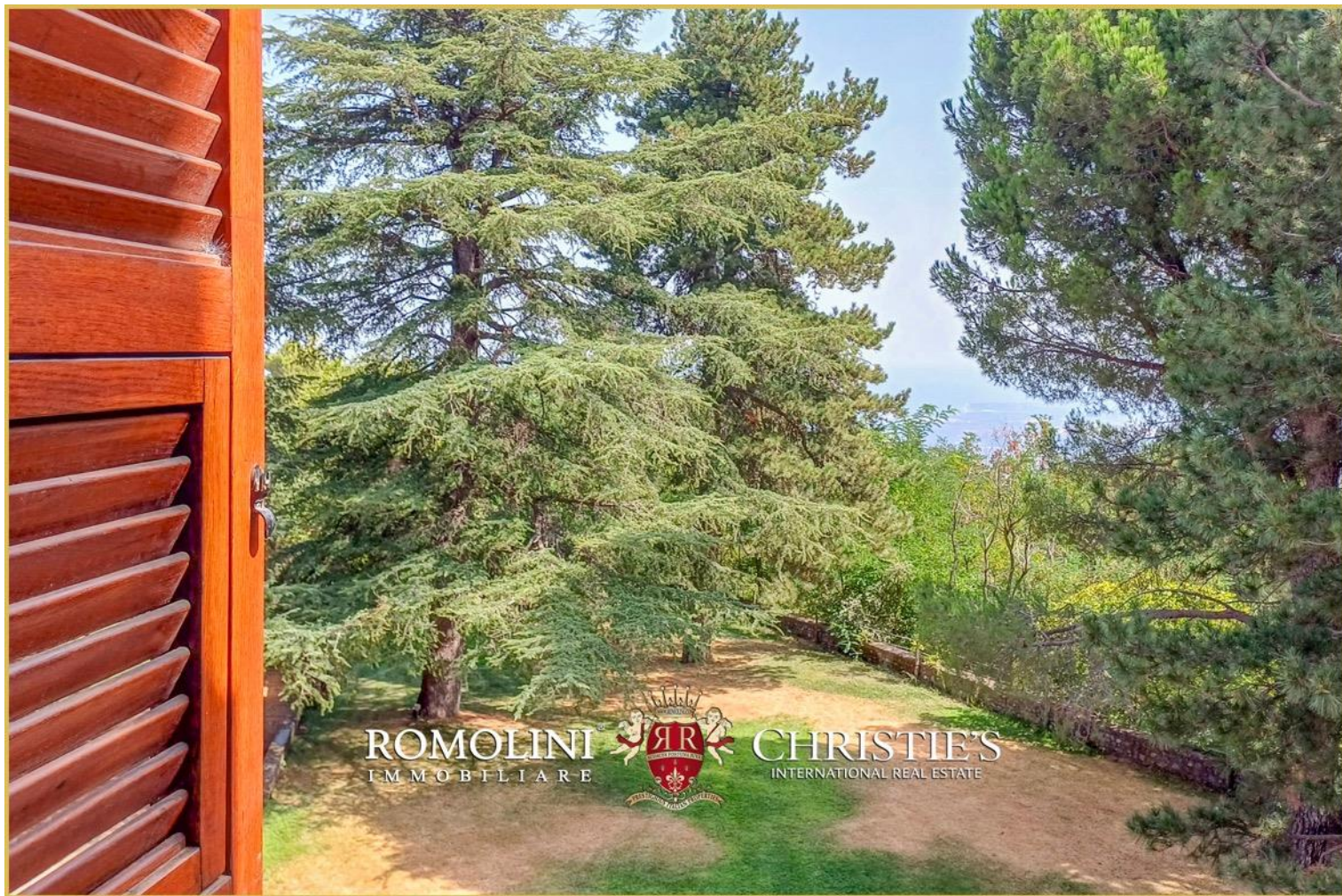


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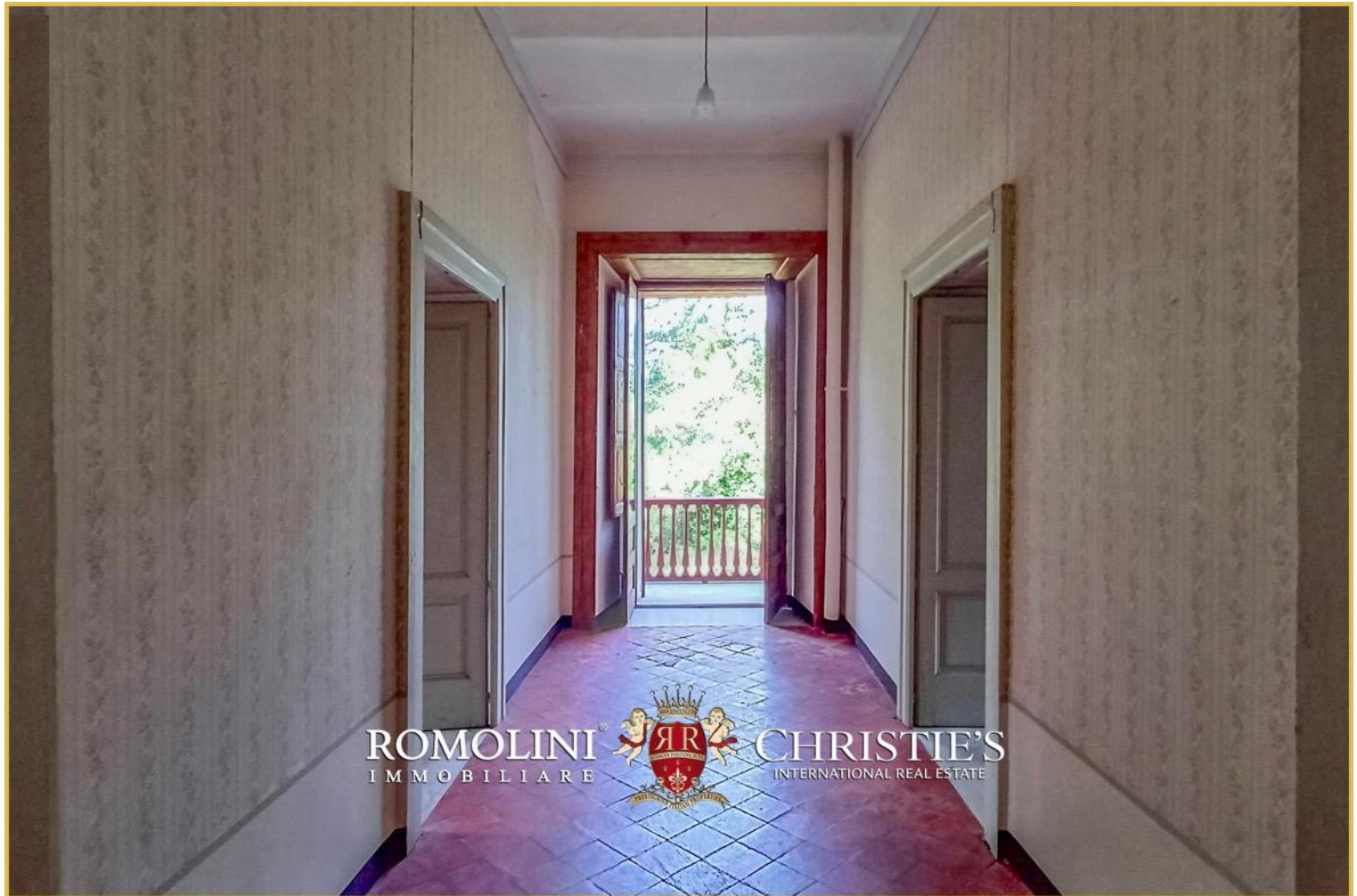




































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