

## Apartment for Sale in Solopaca Ref. A100 - € 100.000



**214 sq.m | Bathrooms: 1 | Bedrooms: 4 | Rooms: 8**

"Bourbon Legacy in the Heart of San Martino - Sacred Rebirth and Family Altruism"

In the enchanting San Martino farmhouse, a hilltop village in Solopaca nestled among the Taburno vineyards, Ametis Real Estate Agency offers for sale this important property located in a historic 18th-century building. Built from local stone with carved portals and shaded courtyards, the building, begun around 1750 by Count Zotti, a trusted courtier in Naples in the service of Charles III of Bourbon-an enlightened king who embellished the kingdom with works of faith and progress-evokes the Bourbon era of winemaking prosperity, an investment where history and wine mature together.

What we are selling: master apartment on the second and top floor, free on three sides, with a large terrace above and access to the attic. The property has an L-shaped layout, is classified as category A/2 (civil dwelling), and has eight rooms covering a total cadastral area of 214m<sup>2</sup>.

The internal layout, best illustrated by the floor plan, is as follows: from the private landing, the apartment can be accessed through two different doors, one leading to the living room and the other to the hallway/corridor. On the left side of the living room is a double bedroom, on the right side a dining room, followed by a bathroom, an eat-in kitchen with a veranda, a walk-through bedroom/study, and a final double bedroom with a balcony overlooking the greenery. From the balcony, an external iron staircase leads to the large terrace above and the attic. The total cadastral area of this floor is 160 square meters. On the ground floor, the entrance level to the building,

there is a cellar and a storage room/tavern with two accesses, one from the outside and one from the shared foyer. On the mezzanine floor, halfway up the stairs, there is a storage room. Adjacent to the building via a separate driveway is a large storage unit used as a garage/covered parking space with a cellar behind it, totaling 67 sq m. Above the storage unit is a private terrace connected to a private green area that extends behind the property and shares approximately 2,000 sq m of land with the first-floor unit. The property also includes an undivided internal courtyard.

This property preserves and embodies the resilient soul as well as altruism through the family motto that was engraved above the door: "Post Fata Resurgo" (After fate, I rise again) and "Sibi et Aliis Plus Aliis Quam Sibi" (For oneself and for others, more for others than for oneself), symbolized by a regal phoenix that evokes rebirth and Christian altruism, perhaps inspired by Saint Martin who protected the poor with his cloak.

The adjacent Church of San Martino, a parish church dating back to 1728 with neoclassical frescoes and baroque statues, has always been considered by the family as an extension of the residence for rituals and charitable purposes.

Solopaca, a welcoming community, is a village of 3,500 inhabitants in the province of Benevento (Campania). It's a hidden gem for those seeking quality of life, nature, and affordable opportunities. It has seen a post-pandemic growth in tourism.

Solopaca is famous for: Solopaca DOCG wine (Aglianico, Falanghina), home to the Solopaca Winery-the oldest winemaking cooperative in Italy-with tastings and festivals such as the Grape Festival (September), patronal festivals (San Martino, November), the MEG Food and Wine Museum in Palazzo Cutillo, and the Sanctuary of Maria SS. del Roseto (a pilgrimage site). Situated on the slopes of Mount Taburno (Taburno-Camposauro Regional Park), it offers pure air and views of the Calore Valley. The Via Francigena trails offer hikes (two panoramic trails) and trekking (e.g., the Fontana della Trinità, the Grotta di San Simeone). Nearby: Telesse Terme (3 km, thermal waters), Sant'Agata dei Goti (medieval village, 10 km), Benevento (20 km, with Roman aqueduct), Caserta (40 km, Royal Palace), and Naples (60 km).

Request an appointment to discover the potential of this property.

Ametis Agency since 1929 Tel. +39 0183 710294 - info@ametis.it - Cell. and WhatsApp +39 370 3506681.  
This announcement is for informational purposes only and does not constitute a contractual element.

## Property Informations

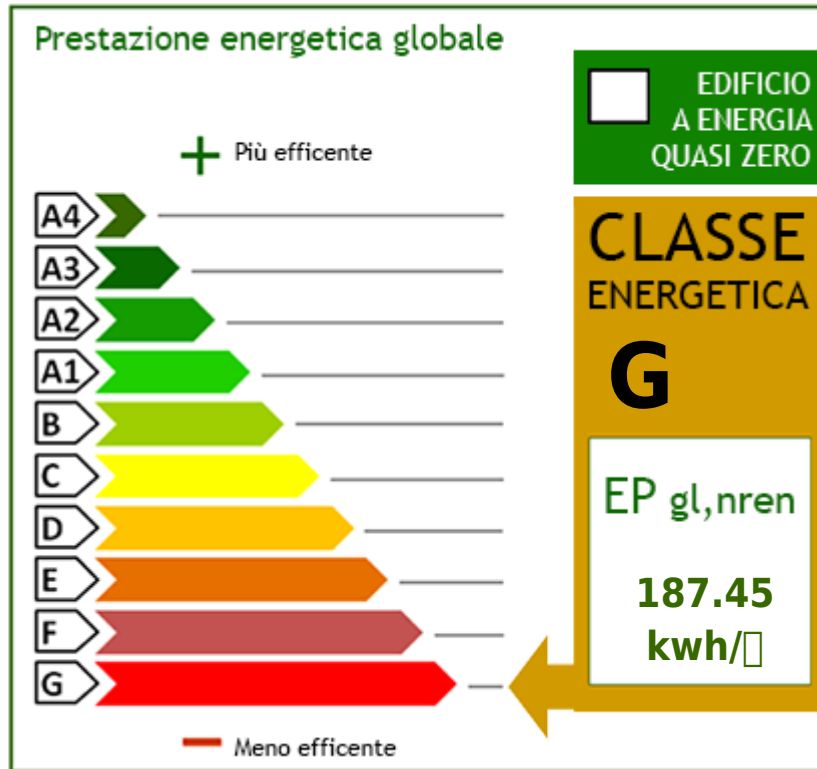
<b>Address:</b> via procusi	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 1	<b>Rooms:</b> 8
<b>State of Preservation:</b> Good	<b>Level:</b> 2
<b>Total Floor:</b> 2	<b>Age Construction:</b> 1700
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private	<b>Sea Distance:</b> 2.700 meter
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Double

## Features

Terrace	Porch	Cellar
Shower	Wooden Window Frames	Aluminum Frames
Shutters		

## Nearby

Public Transport	Cafe	Post Offices	Municipal Offices
------------------	------	--------------	-------------------

















PIANO SECONDO



Planimetria Indicativa

