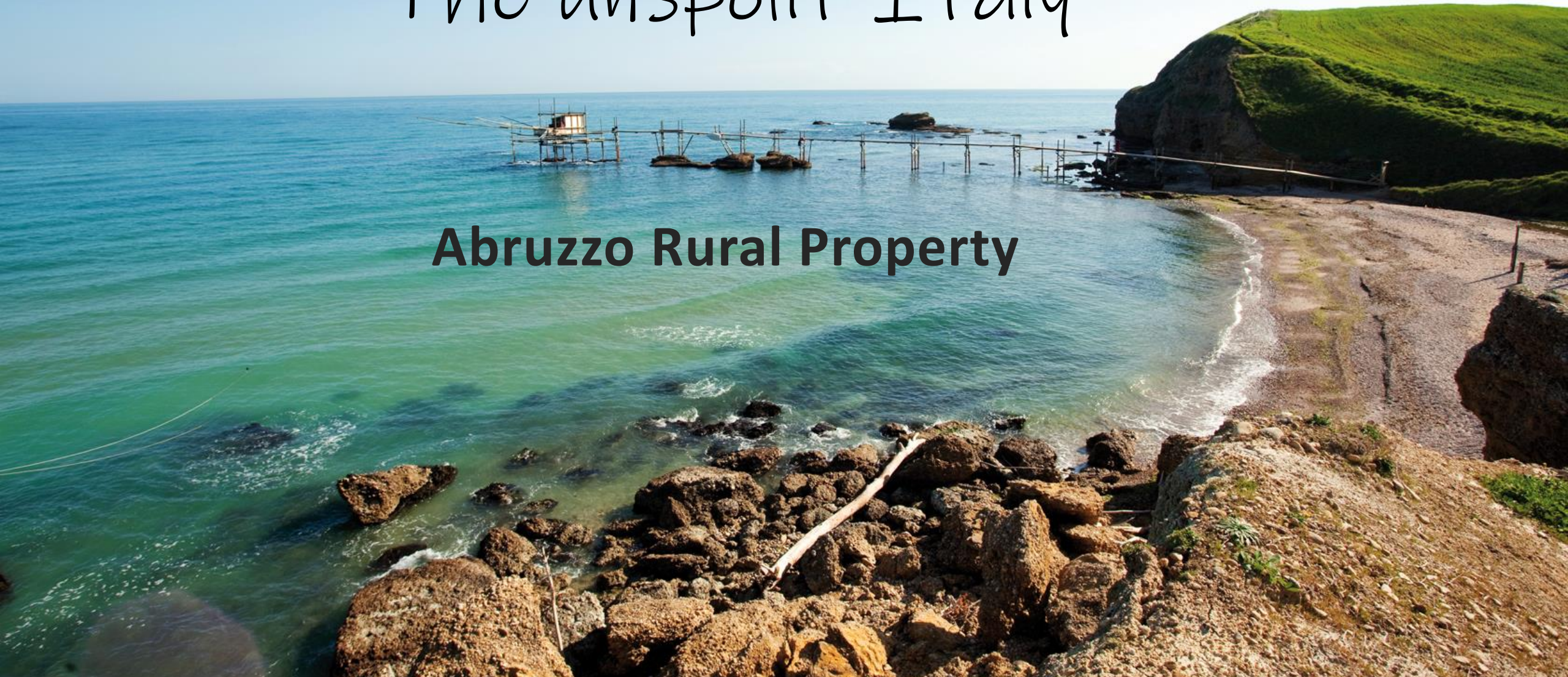


Live and buy in Abruzzo

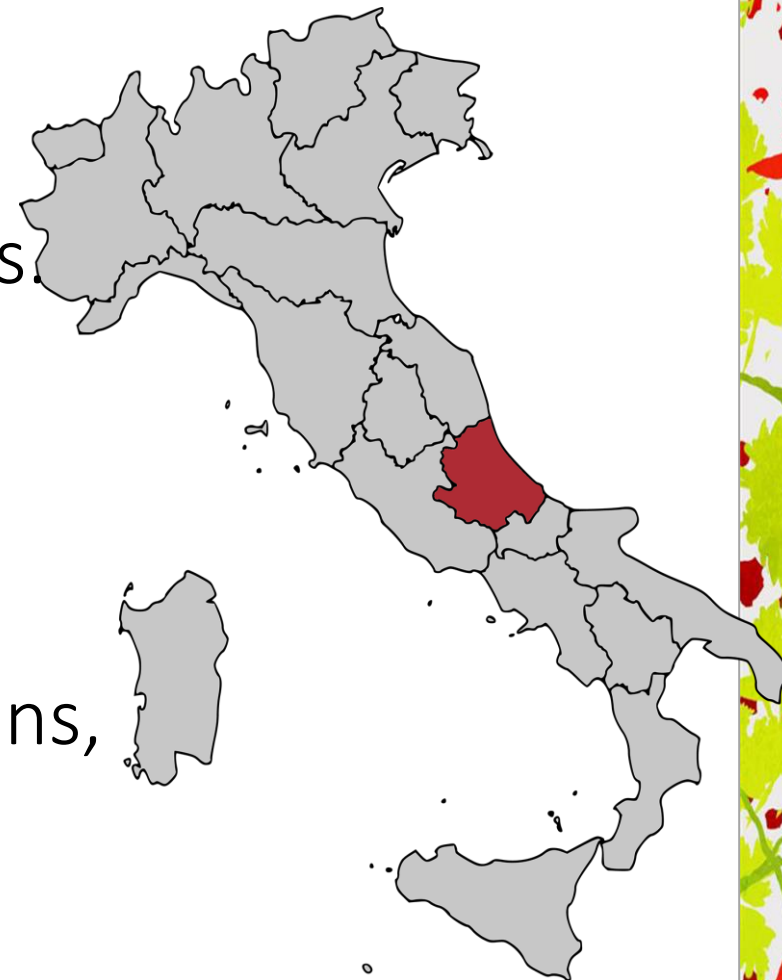
The unspoilt Italy

Abruzzo Rural Property



Abruzzo, the heart of Italy

- **Easy access** to the rest of Italy:
Rome 165 miles, Naples 120 miles,
Capri is 136 miles, Florence 323 miles.
- **Good flights connection** to numerous
European countries.
- **Diverse landscape:** Seaside, hills, mountains,
lakes, national parks.

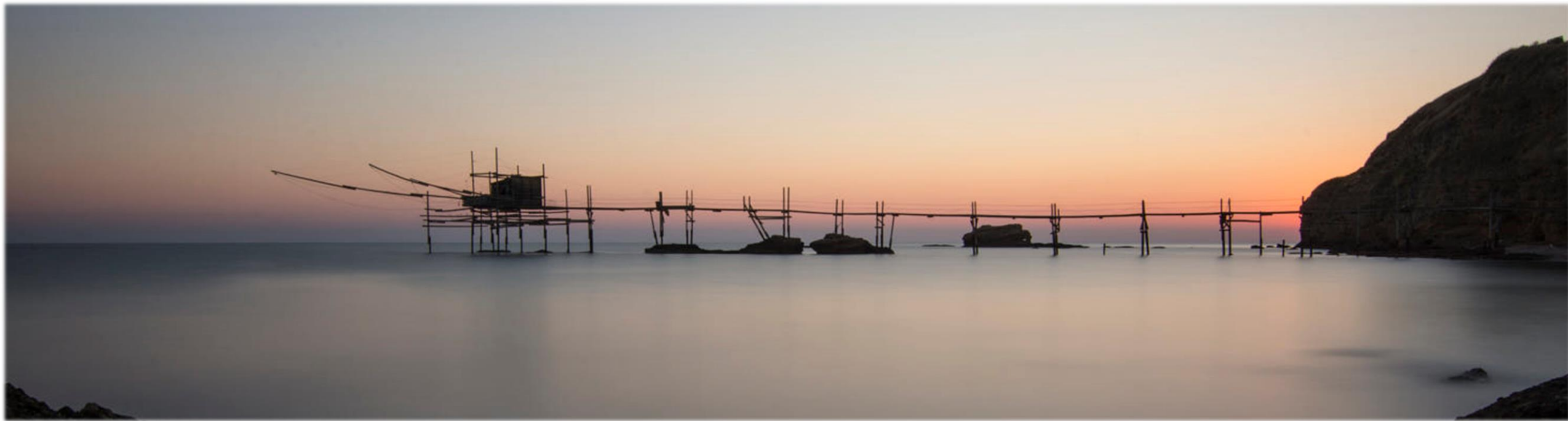


Abruzzo and the Adriatic Sea

- 80 miles of pristine beaches and wild shores.
- Possibility to bath from May till September.
- **The Trabocchi coast: UNESCO World Heritage Site**







Abruzzo hilltop towns

- Rolling hills, olive trees and vineyards.
- Beautiful hamlets and lakes.
- Character properties at affordable prices.
- Best investments.





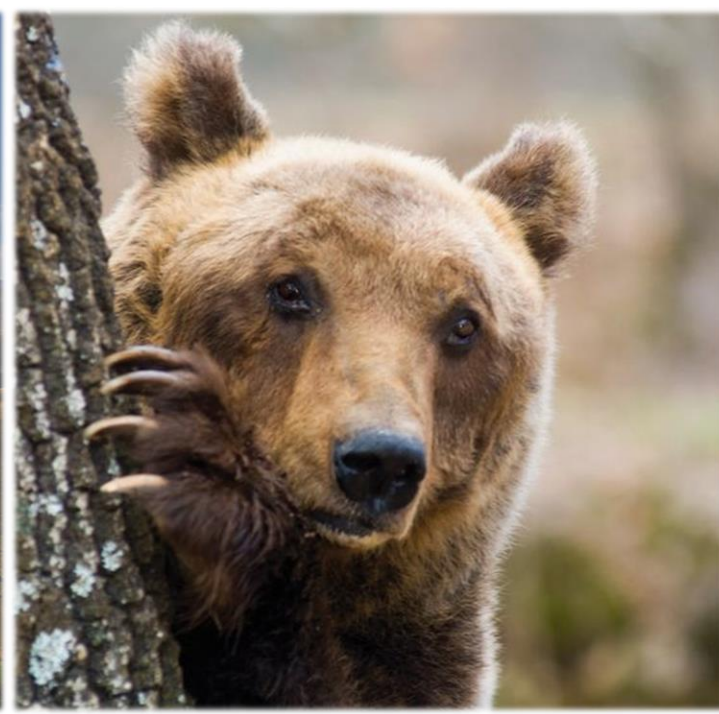




Abruzzo, the Greenest region in Europe

- **Excellent ski slopes like Roccaraso at 7.021 ft above sea level.** But it takes only 1 hour and 30 minutes drive to reach the beach.
- **1/3 of Abruzzo territory is protected:** Three national parks, one regional park, and 38 protected nature reserves.
- **75% of Europe wild species live in Abruzzo:** Bears, wolves, chamois, deers and golden eagles.



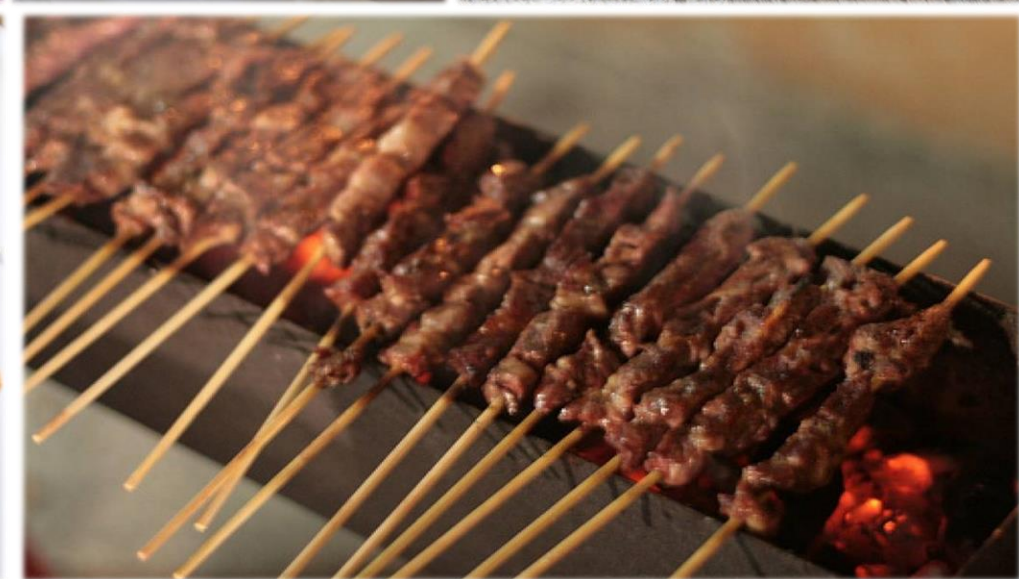


Food and wine

- Excellent food and wine in Abruzzo. Very diverse dishes from mountains to coast.
- Abruzzo exports its food all over the world: Pasta, wine, olive oil, saffron...
- Food festivals called *Sagra*.









Cantina Zaccagnini
il vino "dal tralchetto"
montepulciano d'Abruzzo
2011
denominazione d'origine controllata
Red Dry Wine
Azienda Agricola Ciccio Zaccagnini S.r.l.
Bolognano - Pe-Italia - Product of Italy
Alcohol 13,0% by vol



Spaghetti
DE CECCO
- dal 1886 -
QUALITÀ CERTIFICATA
Spaghetti n°12
Cottura 12 min Al dente 10 min
-METODO DE CECCO-
SECONDO LA RICETTA DI OLTRE 130 ANNI
MADE IN ITALY
500g e
Spaghetti



DE CECCO
- dal 1886 -
QUALITÀ CERTIFICATA
Penne Rigate n°41
Cottura 12 min Al dente 10 min
-METODO DE CECCO-
SECONDO LA RICETTA DI OLTRE 130 ANNI
MADE IN ITALY
500g e
Penne Rigate

A region rich of festivals and traditions

- Abruzzo is rich of festivals and traditions.
- Festivals take place all year around.
- One of the most colorful is the **Yarn Bombing Day** in Trivento. A creative crocheting festival with participants from all over the world.







Abruzzo Rural Property – Who we are

- International real estate agency since **2012**:
 - We have sold hundreds of houses to foreigners, including US citizens. We know how to help you.
- We are based in Abruzzo. We have personally seen all the houses we select for our clients.
- Our website: **www.abruzzoruralproperty.com** :
 - Here you can find all our houses for sale and a blog packed with legal information and general information.



What we can do for you

- **During the property search:** English speaking agents, guided property tours, technical advices.
- **During the purchase process:** provision of necessary documents, english speaking notary, or English speaking architects, etc.
- **After purchase services:** Utilities switch, cleaning service, help with renovation works, gardening, etc...



Properties we offer in Abruzzo

- Traditional Italian style properties.
- Character and unique details.
- Beautiful views and charming locations.
- Country houses with land and historic properties.





Our best stone house

- **Ref. TP5592: \$ 330.000**

- **Charming villa with bungalow and garden**

Charming property completely made of stone composed by 2 separate units for a total of 1700 ft². Wooden ceilings, stone walls, terracotta tiles, wrought iron fixtures, outdoor kitchen area, iron gates, sunny terrace, veranda and 21,500 ft² of garden. Sold furnished. Stunning mountain view.







Country houses with land

- Country houses with land: **4,000 USD for 1 ACRE** of land.
- Possibility to have a pool.
- Privacy, tranquillity and beautiful views without being far from towns.
- Possibility to become self-sufficient and Off-Grid.



Best country house

- **Ref. CA8188: \$ 235,000**

Character country house with unique features

- Completely restored country stone home of 3,200 ft² with four bedrooms, large open space, living room and three bathrooms. Beautiful high vaults and exposed bricks. Surrounded by 25,000 ft² of land. Garage.







Inexpensive townhouses on the hills

- Houses for all budgets, perfect for investments like Airbnb rentals.
- Houses at less than 20,000 USD.
- No capital gain tax if you sell after 5 years from the purchase.



Character house close to lake

- **Ref. CL0021: \$ 89,000**

Characteristic house with stunning lake view

- Townhouse of 1,320 ft², three bedrooms with beautiful lake view, kitchen with lake view, sitting room, two bathrooms and patio. Central heating system. Sold fully furnished.





Affordable townhouse ready to live in

- **Ref. CA9214: \$ 48,000**

Townhouse with fantastic vaulted ceilings

➤ Ready to live in, two bedrooms, living room, kitchen, bathroom and a cellar. The house measures 1,300 ft² plus two balconies. New windows and new central heating system.





Restored traditional Italian house

- **Ref. TS3035: \$ 375,000**

Character townhouse at 5,5 miles from the beach

- Townhouse of 3,550 ft². Five bedrooms, three bathrooms, two living rooms, two kitchens, large sea view terrace and garden. Recently restored. Fantastic exposed bricks and vaulted ceilings. Sold fully furnished. New central heating system.







Beautiful Vasto and its Golden Bay

- Vasto: a touristy coastal town well known in Italy.
- Lively lifestyle in summer and winter: restaurants, wine bars, two theaters, live music venues, festivals.
- Historic pre-roman town with stunning architecture.
- Market town and beautiful boutiques for shop lovers.







Beautiful brick and stone home

- **Ref. VA1214: \$ 330,000**

- **Historic townhouse at 1,5 miles from the beach**

In the historic centre of Vasto, fantastic three bedroom townhouse with original vaults dated back to the 1,300. High vaulted ceilings, exposed stone and exposed bricks. The house measures 1,500 ft² plus long balconies. At only 1,5 miles from beach of Vasto Marina.





Our best villa

- **Ref. TR5525: \$ 425,000**

- **Elegant villa on the hills of Abruzzo**

Beautiful villa of 7,000 ft² completely designed by the architect Walter Franchini, famous designer of luxury yachts and luxury villas. The house stands on four floors with six double bedrooms, four bathrooms, three living rooms. Outdoor garden and terrace.







Beautifully renovated villa

- **Ref. CS9980: \$ 275,000**

- **Charming villa with swimming pool**

Beautiful villa located in a rural and private place, but close to town. Composed by 2 separate units for a total of 2.250 ft². Surrounded by almost 100.000 ft² of land with garden, swimming pool, parking area and olive grove.







Why choose Abruzzo

- **Cost of living:** 1,200 USD a month (rental included).
- **National health insurance** is less than 400 USD a year.
- Easy to obtain **residency** and maintain it. To obtain elective VISA in Italy you will need an income of 35,000.00 euro a year.
- Region included in the **new 7% flat tax** introduced in 2019.



Why choose Abruzzo

- Surprisingly inexpensive houses.
- Increasing popularity of the region. International press like BBC, CNN, NY Times, The Guardian, etc..., have recently advertised Abruzzo. **House Hunters International** has filmed a new episode in Abruzzo with **Abruzzo Rural Property** in June 2019.
- Very friendly and welcoming people.



VIDEO



www.abruzzoruralproperty.com

info@abruzzoruralproperty.com

Tel: +39 389 822 31 63



Abruzzoruralproperty