

Villa Antico Uliveto

A move-in-ready villa with a swimming pool and a centuries-old olive grove, in the unspoiled heart of Molise.

GUIDE PRICE ON REQUEST

villaanticouliveto.com



THE PROPERTY

A villa, a pool, an olive grove.

Set among the rolling hills of Molise, this detached single-storey villa comes fully furnished and ready to live in. It is surrounded by roughly 11,000 sqm of productive olive grove, with a private pool and a generous courtyard. The Adriatic is twenty minutes away, the mountains just over an hour — and the pace of life is finally your own.

240
sqm covered

50
sqm pool

11,000
sqm of grove

4
bedrooms



THE VILLA

Space, light and a private pool

All on one level: four bedrooms, two bathrooms, a generous living area and a 230 sqm paved courtyard. With a porch, a garage, a cellar and a pool overlooking the grove. The grounds are fully fenced, with an automatic gate. Built in 2002 and impeccably kept.

MOVE-IN READY



The living room



The kitchen



The bedroom



FACT SHEET

Every detail, in the open

Complete legal and technical documentation, already verified with the notary.

Location	**86035 Larino (CB) — Contrada Carpineto**
Type	**Detached single-storey villa**
Year built	**Completed in 2002**
Condition	**Furnished and move-in ready**
Covered area	**~240 sqm (house + outbuildings)**
Paved courtyard	**230 sqm**
Porch	**~30 sqm**
Garage	**Yes**
Cellar	**Yes**
Boundary	**Fully fenced, automatic gate**
Swimming pool	**~50 sqm**
Land	**~11,000 sqm, entirely olive-planted**
Energy class	**G**

THE LAYOUT

4	Bedrooms
2	Bathrooms
1	Kitchen
1	Living room
1	Lounge
1	Laundry





THE OLIVE GROVE

230 ancient trees. Tend them only if you wish.

The property comes with around 230 centuries-old trees of the native “Gentile di Larino” variety, an extra-virgin olive oil brand and an active e-commerce. The care can be entrusted to local professionals: from simply enjoying your own oil to a small venture, if one day you wish.

ANTICO ULIVETO PASTORINI

The estate’s olive oil already sells online:

anticoulivetopastorini.myshopify.com



“The hard work of the people of Larino is rewarded by the oil of their olive groves.”

Marcus Tullius Cicero · Pro Cluentio

THE PLACE

Larino, city of the Frentani

Founded around 1200 BC, capital of Frentania and later a Roman municipium with its own mint. An intact medieval centre, off the mass-tourism radar.



Roman amphitheatre

Late 1st century AD, carved six metres into the rock.

13-spoke rose window

San Pardo Cathedral (1319), unique of its kind.

The first seminary

Opened in 1564, the first in Christendom.

The Carrese festival

Late May: 130 ox-carts covered in paper flowers.

DISTANCES

Shops, pharmacy and services	1 km	**15 min on foot**
Larino old town	~5 km	**10 min**
Adriatic Sea · Termoli	~20 km	**20 min**
Guardialfiera Lake	—	**20 min**
Tremiti Islands · from Termoli harbour	+ hydrofoil	**20 min**
Gargano promontory	~80 km	**1h 15**
Matese Mountains	~89 km	**1h 15**
Pescara · Foggia airports	~120 km	**1h 20**

WHY HERE

Four good reasons

1

An authentic historic town

Three thousand years of history, an intact medieval centre and no tourist crowds.

2

Sea and mountains together

The Adriatic in twenty minutes, the Apennines in just over an hour.

3

A productive olive grove

Active brand and e-commerce: oleo-tourism, tastings, or just your own oil.

4

Italy's 7% flat tax

For foreign pensioners moving their residence here, for ten years.

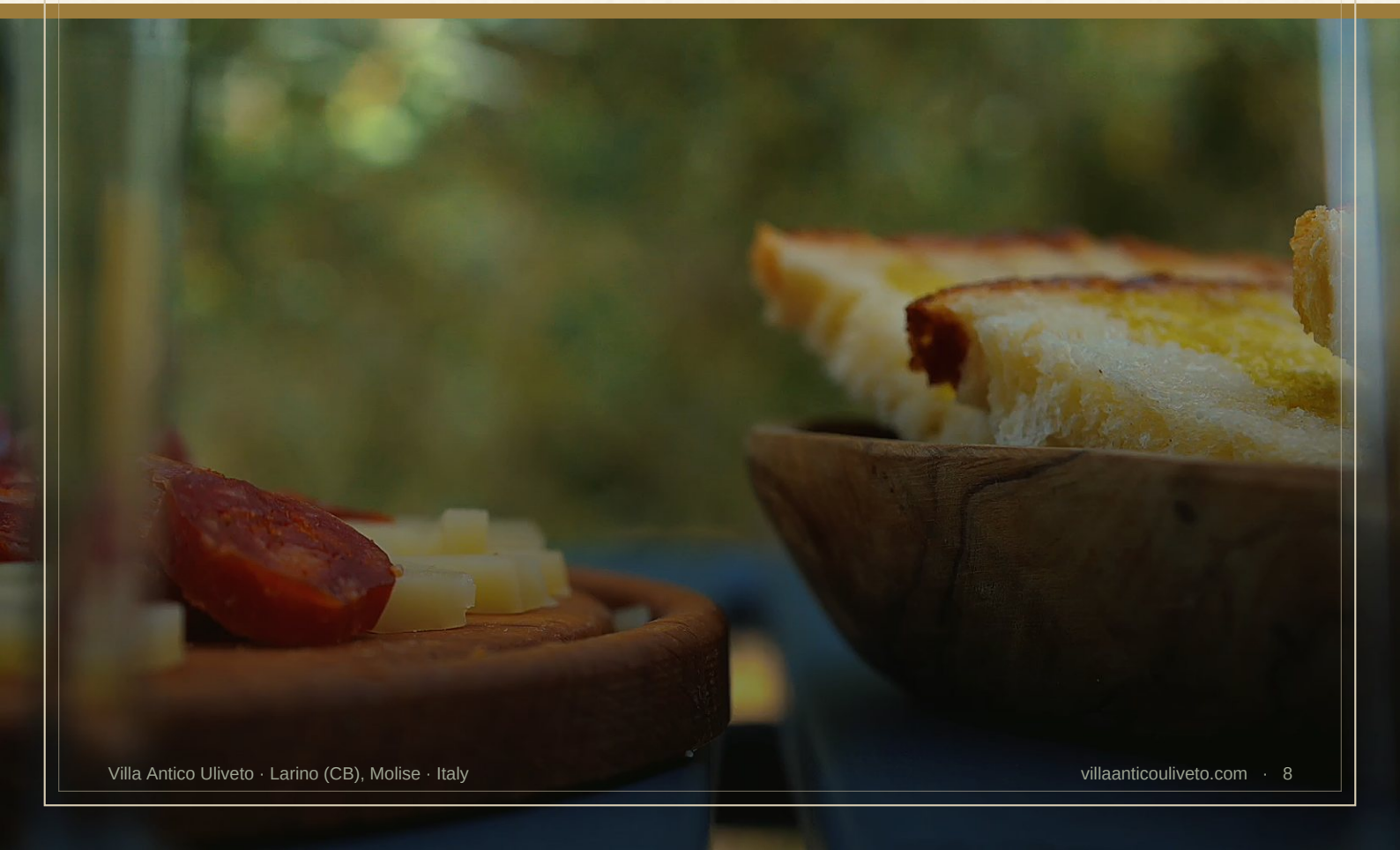


7%

The 7% that changes your numbers

Larino has fewer than 15,000 inhabitants, below the legal threshold: foreign retirees who move their tax residence here can access a 7% flat tax on all foreign income — pensions included — for up to ten years.

To be confirmed with a tax advisor for your own case.



GALLERY

The property in pictures











HOW TO BUY

Four steps, even from abroad

01 **Italian tax code**

The only document you really need; a bank account is usually not required.

02 **Preliminary contract**

In Italian and English, with a deposit paid as earnest money.

03 **Deed before a notary**

Before an Italian notary, with a sworn translation.

04 **The keys**

Handed over at the deed, with the utility paperwork.

PAPERWORK READY

Title deed, cadastral records and floor plans, urban-planning, building and cadastral compliance, EPC, systems compliance, land-use certificate and constraints, mortgage status. A clean file, ready for the deed of sale.

LET'S TALK

Request the full details

We reply personally, in English, and can arrange a live video tour.

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