Le Marche

Acqualagna

Ref. 6217: Restored farmhouse with 5 bedrooms, 2 bathrooms and beautiful swimming pool
Asking Price: € 475.000



Description

This beautiful authentic Marchegian farmhouse is located in a panoramic and quiet position 5 minutes away from the capital of truffles, Acqualagna, and could soon be yours. This charming property is immediately habitable and fully equipped. You are here in all seasons amid the unspoilt nature of Le Marche, on the edge of the La Gola del Furlo nature reserve. From the beautiful terrace with swimming pool, or in the lovely garden with various plantings, you can unwind and enjoy the magnificent views over the hilly countryside with views up to the peaks of the Apennines. But also just 20 minutes away from the sea, which is a unique combination. The location is an excellent starting point for trips to villages where time seems to have stood still, beautiful medieval towns and the many natural areas of Le Marche .

One of the strong points of this house is that there are 2 independent floors. Both floors have their own entrance. The property is fully fenced, and access is via a beautiful entrance gate. Moreover, a large water tank with pumps was installed last year. With around 20,000 litres of its own water, directly connected to the house, summer drought is never a problem. Newly installed central heating boiler for hot water and heating by radiators.

The house is built with locally quarried natural stone, and is partly situated in a hill, therefore the first floor (main house) feels like ground floor. Layout: entrance through the beautiful porch/portico, comfortable large open kitchen with several appliances and sitting room with fireplace, there are 3 bedrooms with fantastic views, a recently renovated bathroom and everywhere the authentic beams are still visible. Next to the veranda there is a separate room with a pizza oven, washing machine and dryer .

Ground floor: entrance through a lovely covered terrace, large living/dining room with fireplace and great views, bathroom, 2 bedrooms and a storage room with large fridge and washing machine.

In the garden with lawn, beautiful new stone terrace, several fruit and olive trees, one finds complete privacy and tranquillity. There is a brick BBQ, a 10 x 5 metre pool (with jets, summer deck, new machine room), and a very spacious shed, ideal for storing sunbeds, etc .

The house is structurally sound, currently used by the family for several months during the year. The house is sold furnished and is very suitable for permanent living with a second flat for lodgers or rental .

Living area: 210 m², plot: 1500 m², position: 400 m altitude. In addition to the fenced garden, there is an associated piece of green land of 2000 m² on the valley side of the house. This gives the certainty that there will never be any construction in the future so that the beautiful view over the valley from the house and the garden will always be preserved .

The property is accessed via a fine paved road.

The surrounding area is characterised by rolling hills, forests, small rivers, medieval villages and towns.

Distances:

Nearest town with all amenities: 2 km

Nearest international airports: Ancona: 74 km and Perugia 61 km

Adriatic coast: 36 km

Historic centre of Urbino: 11 km

Pictures















































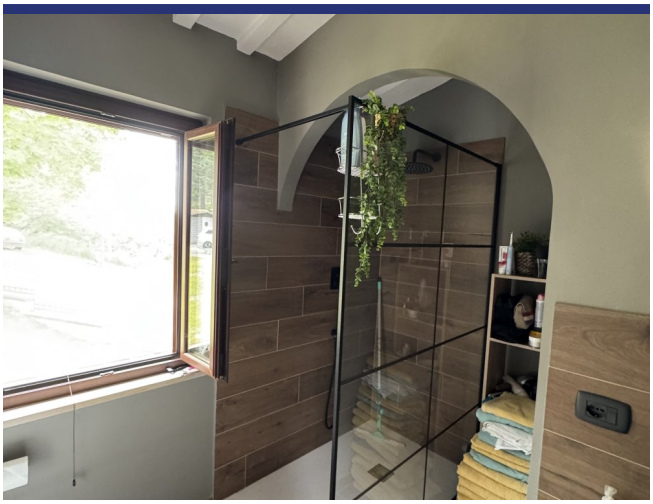


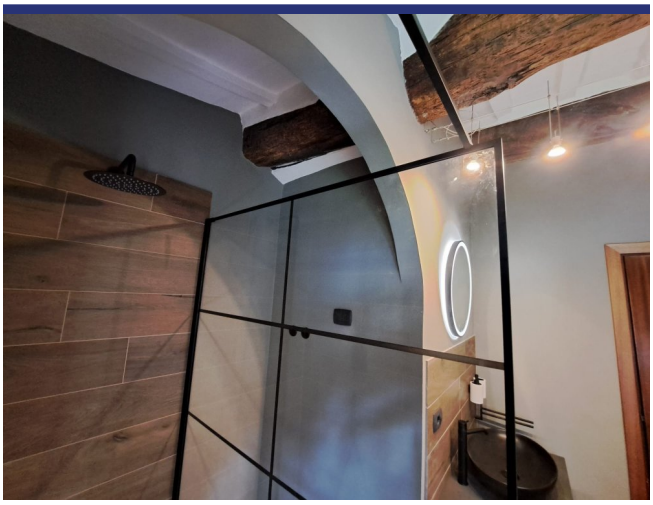


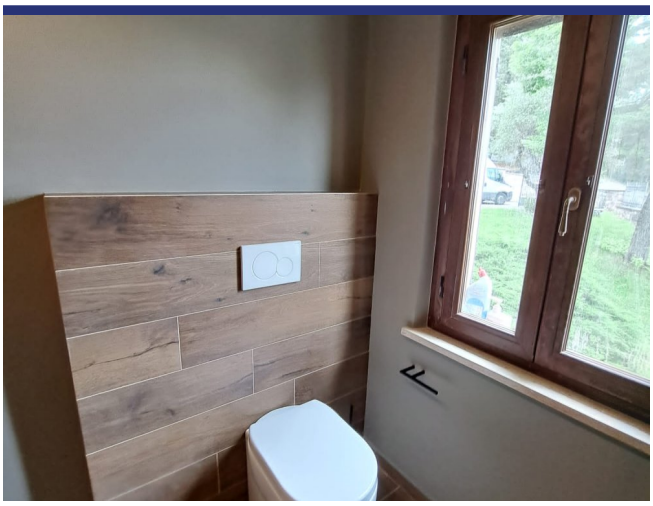




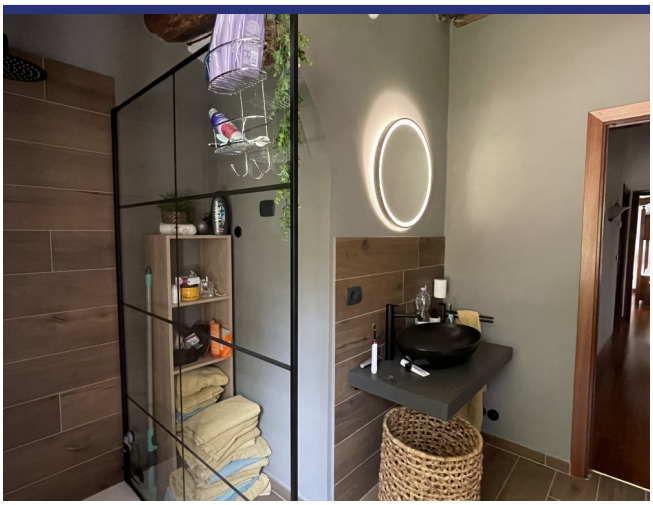


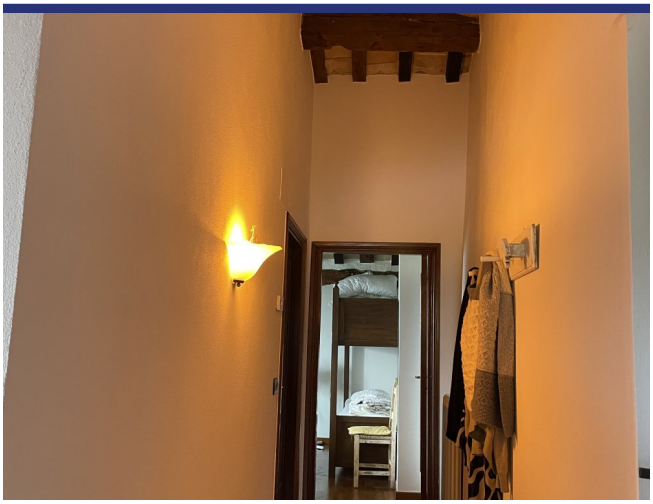


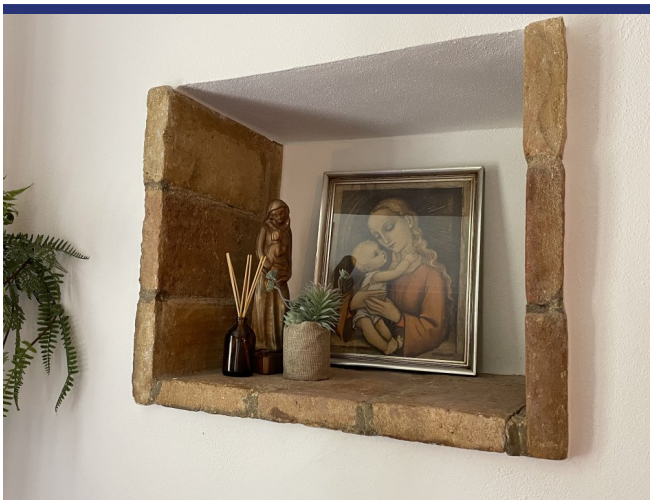




























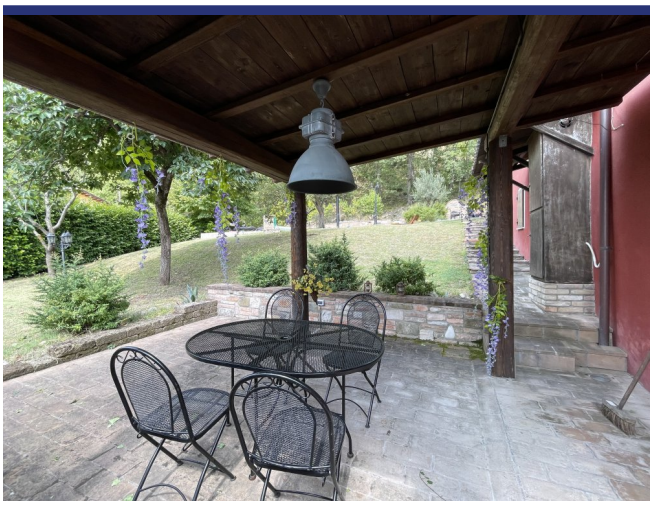






































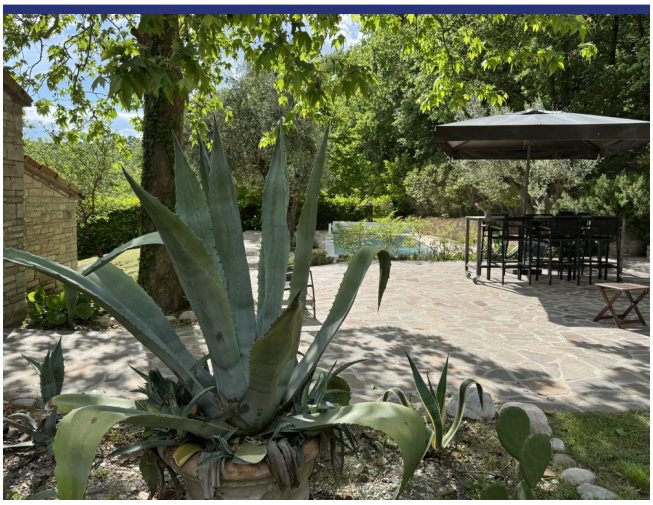




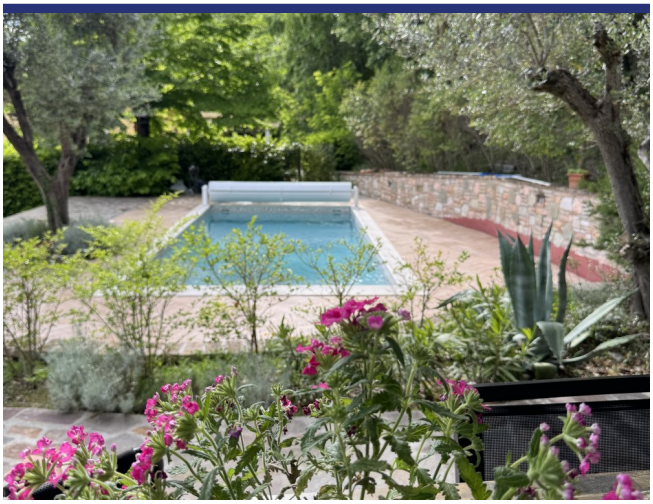
































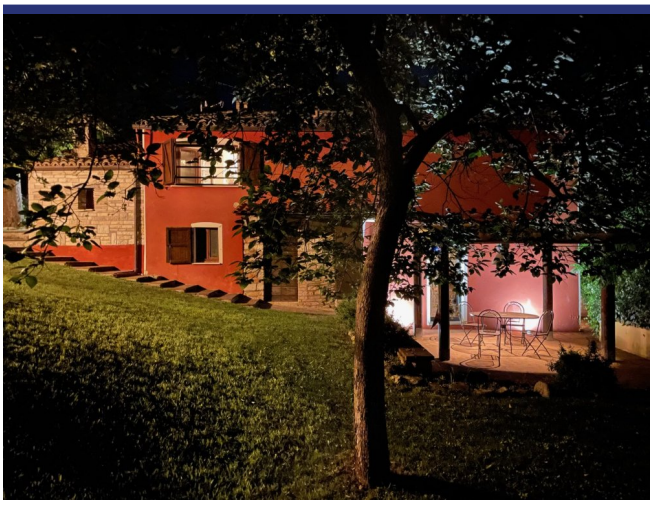




















Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6217
- Villa/Farmhouse
- Panoramic View
- 36 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 475.000

- Floorspace: 210 m^2
- SQM Plot: 3500 m^2
- Bedrooms: 5
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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