

# Le Marche

## Barbara

Ref. 6192: This completely renovated villa is in a very beautiful location, has a swimming pool, more than 4 bedrooms and 3 bathrooms.

Asking Price: € 1.150.000



# Description

Splendid country house in a beautiful, quiet location with a fantastic view of the hilly and varied landscape of the Marche region, with vineyards, olive groves, cereal fields and sunflowers. A few kilometres away there are several charming medieval villages such as Barbara, Castelleone di Suasa, Ostra Vetere, Serra de'Conti and Corinaldo with shops, bars, banks, pharmacies and fantastic restaurants where you can taste the local specialities of the region.

This villa was completely restored from 2003 to 2006 and transformed into an elegant, comfortable and spacious residence. The materials used are of high quality.

It has a living area of approximately 640 m<sup>2</sup> (gross, including walls) with the following layout:

The main house consists of two floors, 2 residential units that can be connected separately and used as one unit, as required.

The ground-floor flat of 233 m<sup>2</sup>, including the covered terrace, consists of a large open living room with a well-equipped kitchen, dining area and fireplace, two bedrooms, bathroom and guest toilet with storage room, a room with technical installations and adjacent boiler room and entrance with staircase .

The flat on the first floor has a surface area of approximately 200 m<sup>2</sup>, including the terrace, and comprises a large open-plan living room with a fully equipped kitchen, dining area, fireplace and access to the roof terrace, two bedrooms, a hallway and a bathroom.

The annex, which is also completely renovated (approx. 26 m<sup>2</sup> net), houses a workshop, a storage room with shower and a pizza oven, and can serve as a guest house.

The carport has a surface area of approximately 88 m<sup>2</sup> and can comfortably accommodate three cars.

The fully fenced, well-kept and beautifully landscaped garden has an area of approximately 3,000 m<sup>2</sup> with mulberry trees, olive trees, various ornamental plants, an automatic gate and a gravel path to the carport, as well as a large, beautiful 10x5-metre swimming pool with sun terrace.

There are electricity and water connections, gas central heating, an alarm system, automatic garden irrigation via a cistern, telephone and internet connection. The entire building technology can be controlled remotely.

Floor plans and more photos available on request.

Distances :

- Senigallia beach (Adriatic coast): 28 km
- Falconara International Airport (Ancona): 45 km

# Pictures







































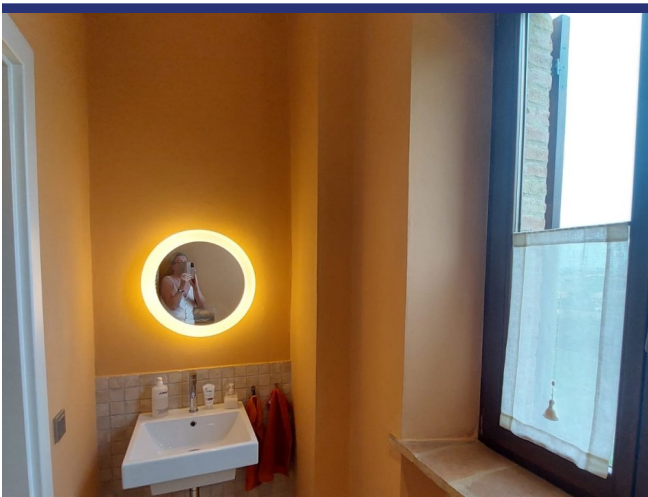




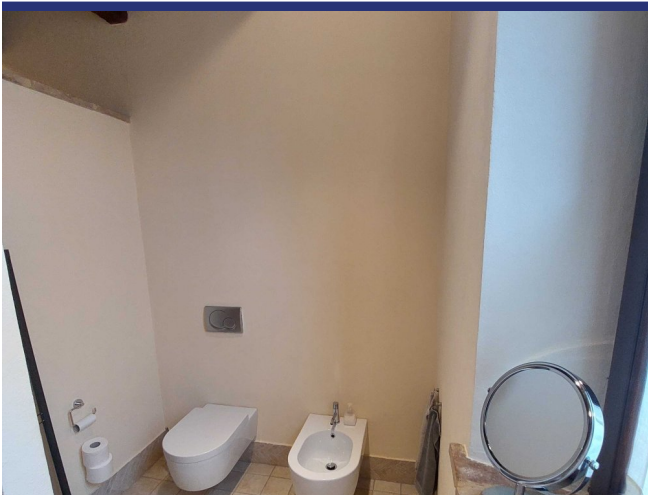






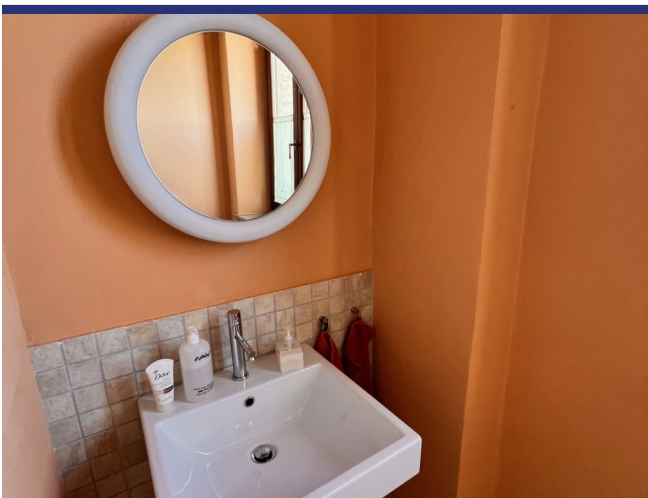


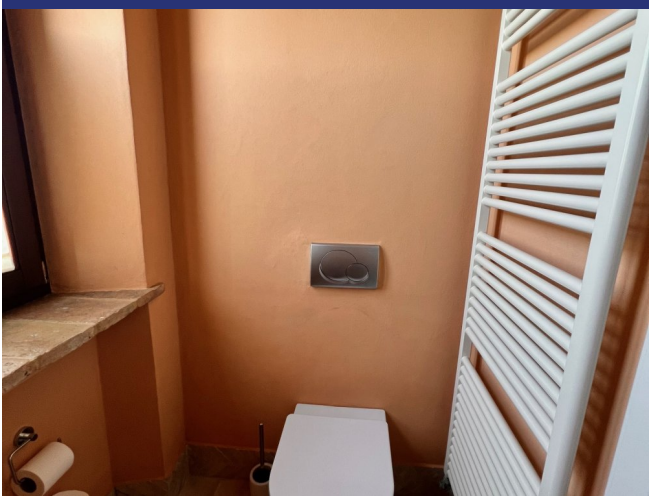






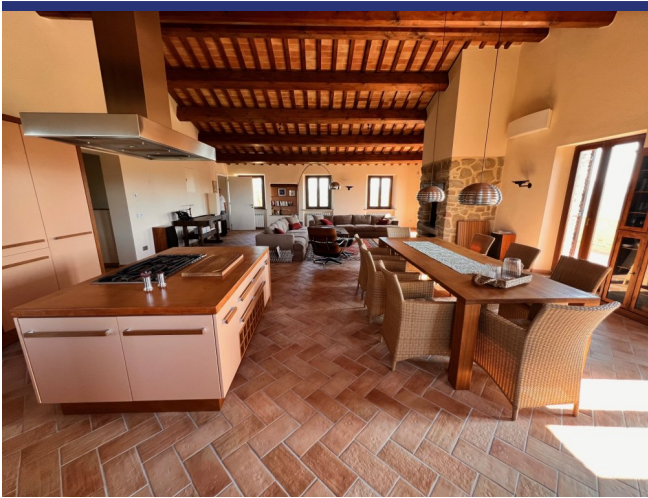






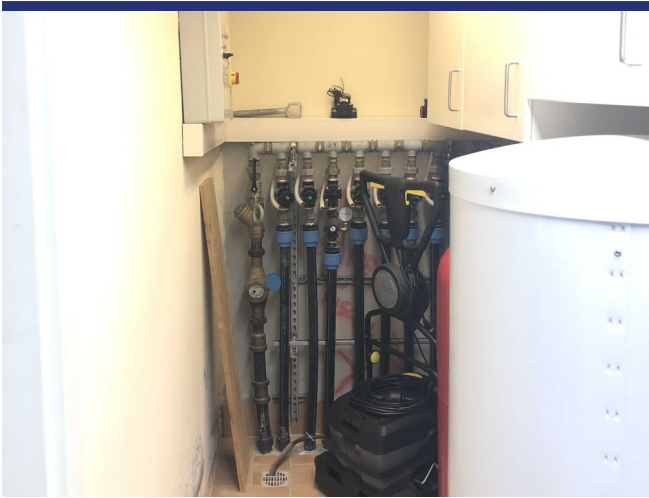


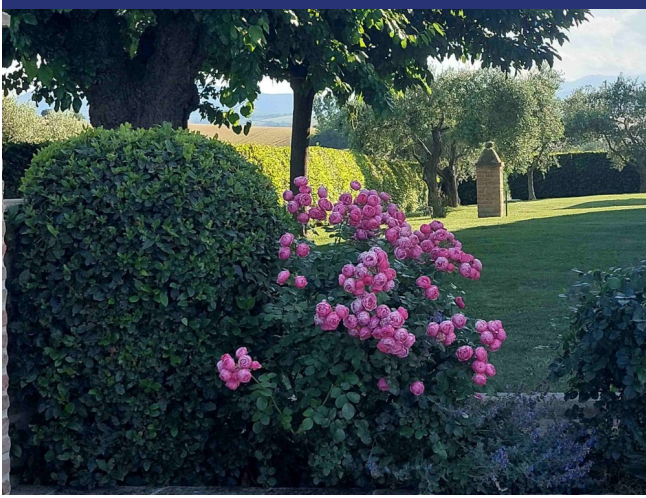








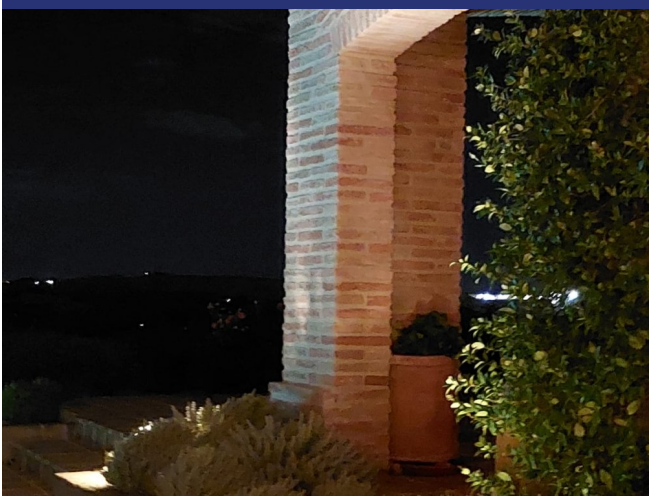








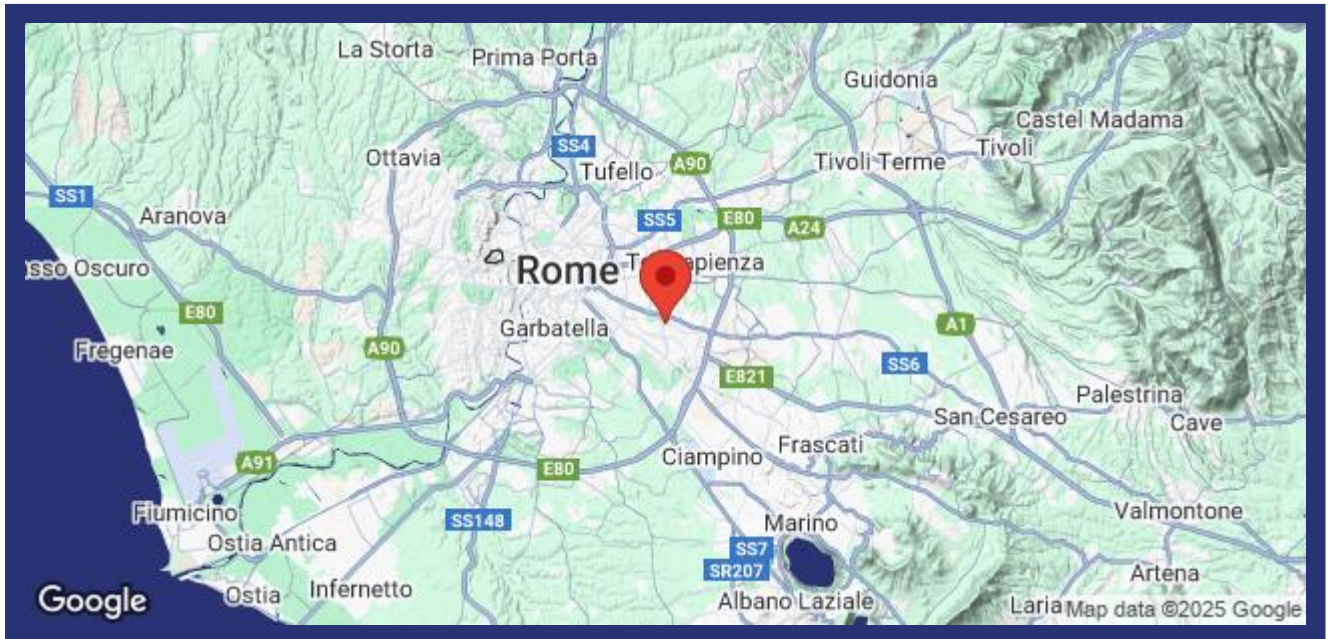








# Location & Details



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

- Reference: 6192
- Villa/Farmhouse
- Panoramic View
- 28 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.150.000
- Floorspace: 430 m<sup>2</sup>
- SQM Plot: 3000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Fully restored
- Status: Available

# 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 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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