Le Marche

Cagli

Ref. 6166: Farmhouse with pool in beautiful location
Asking Price: € 350.000

Description

Beautiful authentic farmhouse from the late 1800s, situated in a panoramic, very quiet position 15 minutes away from the medieval town of Cagli. This typical Marchegian Casale has been the home of a family for centuries, where generations have worked and enjoyed the beautiful seasons together amid the unspoilt nature of Le Marche. The original cotto floors, beamed ceilings and stone walls (pietra) with beautiful details, give a rustic feel. One of the strengths of this house is that there are 2 huge living rooms. Both floors have an independent entrance.

Layout ground floor: entrance through the portico*), living room with fireplace, kitchen with fireplace/BBQ, large living room with wood stove, storage room, bathroom, 3 bedrooms and hallway with access to the terrace/balcony from where one can enjoy the beautiful view over the hilly landscape and the view up to the still snow-covered peaks of the Apennines.

The ground floor is below ground level (the house is partly situated in a hill) layout: large living/dining room with wood stove, cantina, professionally equipped kitchen, bathroom, bedroom and 2 storerooms accessible from outside.

In the garden with flat lawn and several fruit trees, one finds complete privacy and tranquillity. There are a brick BBQ with lovely terrace, a fully fenced 10 x 5 x 1.50-metre pool (with Roman steps - the terrace around the pool needs some attention), and the pool house for storage of sunbeds etc.

The house is structurally sound, but needs aesthetic attention. With few interventions, it can be modernised as desired. Currently, the house is only used by the family in the month of August. The roof was fully insulated in 2005, there is single glazing, no central heating, but 2 fireplaces and 2 wood stoves.

Living area: 200 m², plot: 1000 m², position: 450/500 m altitude.

The property is accessible via a white road (perfectly passable). The surrounding area is characterised by rolling hills, woods, small rivers, medieval villages and towns, with the imposing Apennines in the background, where there are plenty of skiing opportunities in winter.

*) The closed roof of the portico should be removed before the sale. Alternatively, the buyer can opt for beautiful shade cloths, or a roof covering of, for example, reeds or natural vegetation (grape vines, wisteria, etc.)

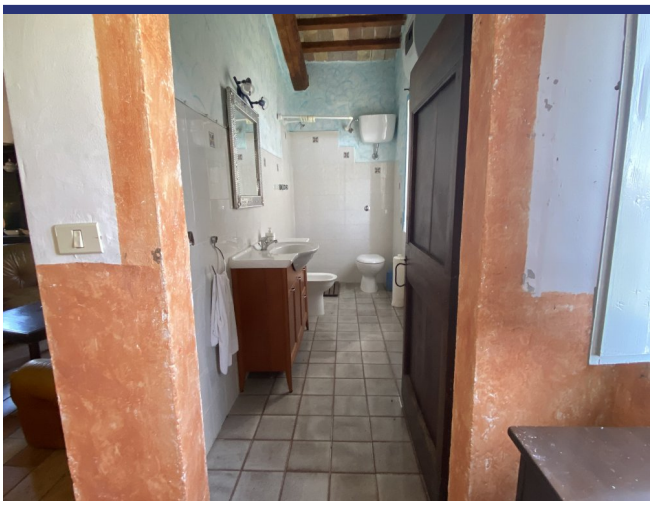
<u>Distances</u>:

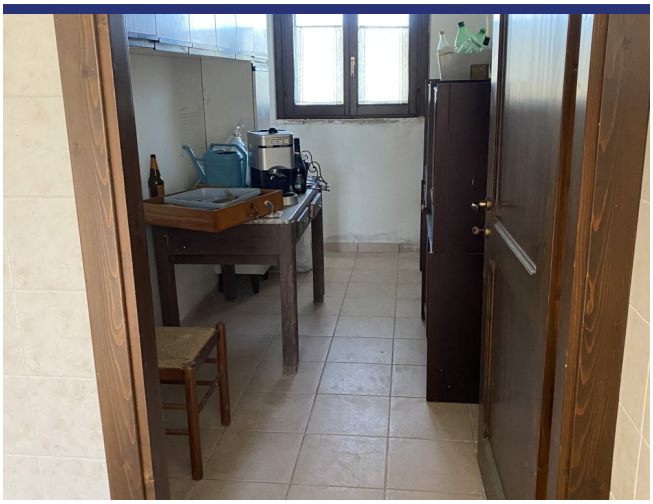
Nearest town with all amenities: 10 km

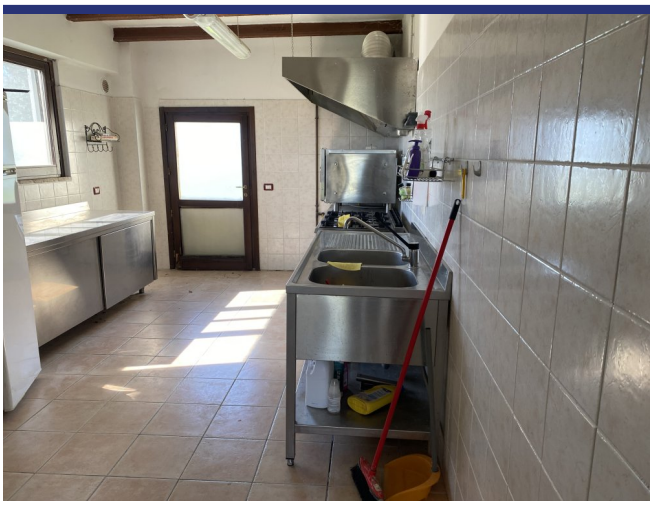
Nearest international airport: Falconara, Ancona: 74 km

Adriatic coast: 47 km

Pictures







Location & Details

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

- Reference: 6166
- Villa/Farmhouse
- Panoramic View
- 47 km to Sea
- 10 km to Village
- Garden
- Terrace
- Balcony
- Fire Place
- Pool: Yes
- Asking Price: € 350.000

- Floorspace: 200 m^2
- SQM Plot: 1000 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Good
- 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 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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