Le Marche

Camerano

Ref. 1348: Villa and guesthouse with complete comfort, exclusivity and
Asking Price: € 2.000.000



Description

You are invited inside this beautiful property where you will discover a completely renewed villa and guesthouse encompassed by nature with complete comfort, exclusivity and romance.

Complete with elegance, style and all the comforts you need, set in the beautiful countryside of the Conero Park in the town of Camerano, with about 7000 residents, outside of Ancona, where you will find a true escape. Relax in a lawn chair outside and just enjoy the scenery, cook up some dinner on your own grill, take a walk through the vineyard, and pick some fruit off a tree-whatever your heart's content. The villa sits only 5 minutes away from the beautiful Adriatic Riviera Beaches in the Marche region. The house is located 15 minutes from the Ancona Falconara Airport. Summers are hot and beautiful, dedicated to the beach. Winters are very mild with temperatures rarely under 30 degrees and snowfall only in the local surrounding high hills.

There is a total of 600 square meters floor space with a 10.000 square meters garden to relax in. You will enter down a long private road to a white electric gated driveway. The entire property is full of foliage and is fenced all the way around with a green fence often hidden under a large trimmed hedge. Included is a working well, patio and a large pizza oven in the same style and stone as the house, a vineyard with montepulciano and chardonnay grapes, a large garden area for planting filled with fig trees, cherry trees, lemon and orange, and nectarines. This area leads over to two large tool sheds and an underground cantina/bar with white doors located conveniently under the guest house. The driveway wraps all the way around for easy access and there is ample parking at the entrance, in front of the villa and in the rear towards the 60 square meters cantina/bar. The 35 square meters, air-conditioned guesthouse has its own private and separate entrance, bathroom with shower, fireplace and maintaining the original stone of the house.

The villa boasts a 100 square meters living room and updated kitchen and dining room, each maintaining the original stone of the house. The villa/hotel was originally built in 1884. The villa has four beautiful fireplaces, floor heating, central vac, alarm system with ten cameras, four internal video systems, outside speakers, sprinklers, outside lighting, various exterior outlets, exterior outlet mounted on a tall three for Christmas an outdoor eating patio off both the kitchen in front, facing a large area where a hole is already dug for pool insertion, and a second area in the back with views of the Monte Conero.

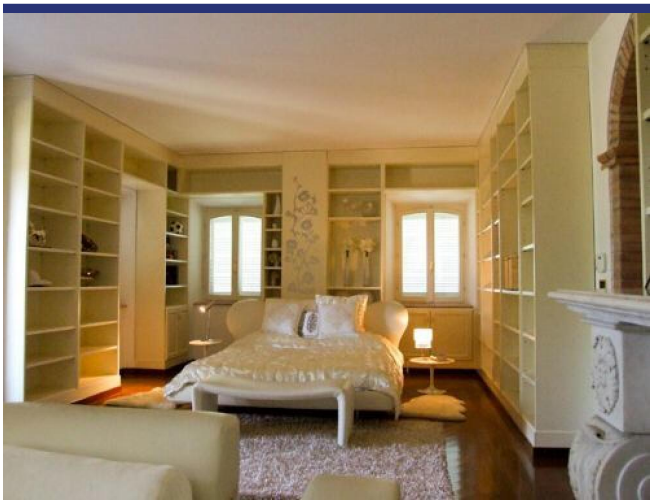
The villa has three bathrooms, each with a shower, one with a tub and shower, and four bedrooms, an upstairs air-conditioned library with balcony and separate entrance if needed, a big office and a glass enclosed air-conditioned veranda/playroom/fitness room on the first floor. The entire downstairs is newly laid Italian marble and the upstairs has newly polished parquet. With over 40 windows and white shutters, there is a view out every room. White roses bloom throughout the yard and are accompanied by lush green grass. If requested, the house may be sold furnished.

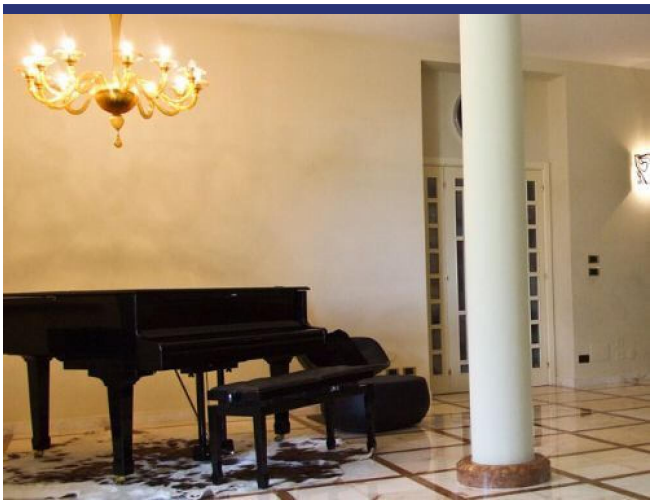
Pictures







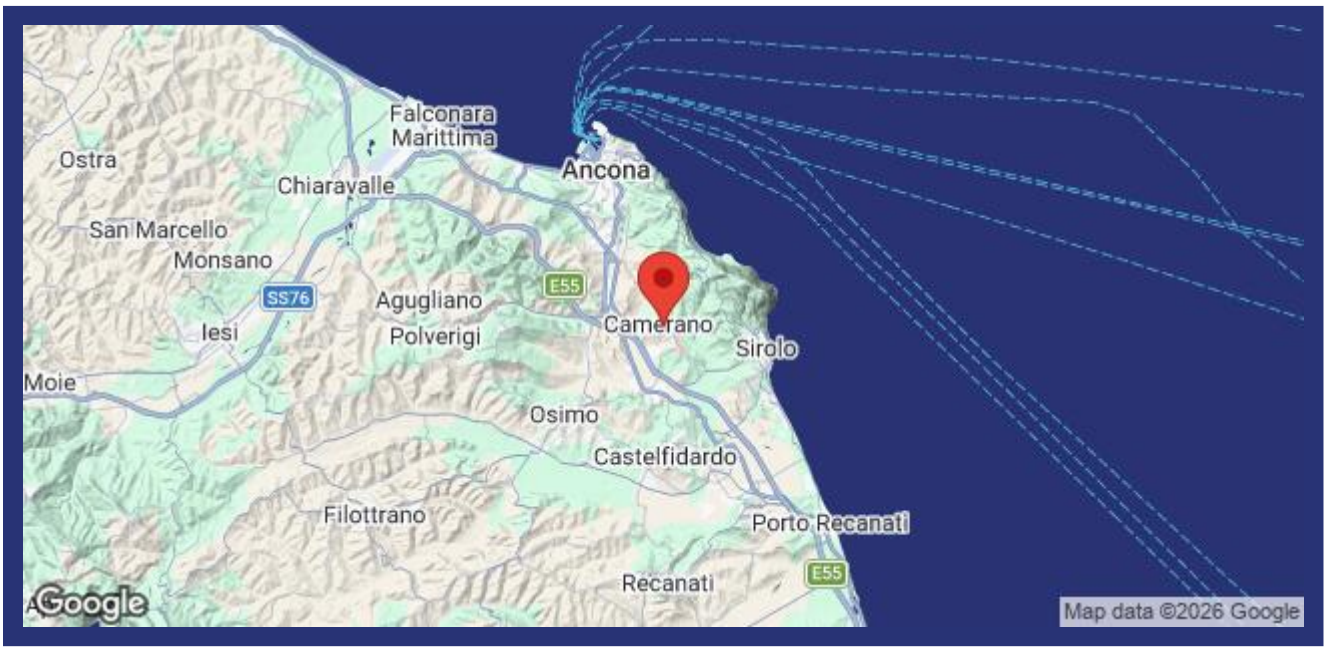








Location & Details



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

- Reference: 1348
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 10 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: To be realised
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 2.000.000

- Floorspace: 600 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 14
- Bathrooms: 3
- Property Management
- 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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