

# Le Marche

## Camerino

Ref. 4377: Old Farmhouse with Holiday Apartement

Asking Price: € 240.000



# Description

Nestled in a country landscape of fields and woodland, this is a substantial stone property built in the typical Marchigiana style. Accessed via an unmade road, it is secluded but not isolated, and offers beautiful views across the surrounding countryside.

Totally restored externally and reinforced throughout, the house is divided into two residences, one of which is currently lived in, the other being rented out as a holiday apartment.

A closed-up door between the two sections could easily be opened up, making a single large family home over two levels.

The ground floor, while structurally sound, is unfinished internally and gives ample scope for adding further rooms. The unconverted rooms on the ground floor are currently used as workshop space, utility areas and storerooms. There is great potential here for them to be restored and incorporated into the living space in several ways. A third independent apartment could be easily created, or connections made to either of the existing apartments to extend them.

In addition, there is a large stone barn, also partially restored, with a new roof (not insulated). One half has a new concrete floor and this part has been used as an outdoor games room.

The land comprises flat grassy areas immediately adjacent to the house, a fenced sloping field (previously used for a horse), an area of woodland, and a lower flat area with a large vegetable garden.

## Main House

The main house with a floor area of 160m<sup>2</sup>, is entered via a covered staircase providing a useful entrance hall, and comprises a large living room with skylight windows, a spacious kitchen-dining room with open shelving and travertine worktops, a bathroom with bath and walk-in shower, and five rooms used as bedrooms, studies or living space.

One of these studies is reached by a wooden staircase with a trapdoor and has a separate external entrance to the garden. There is also useful loft space above the kitchen reachable by permanent ladder. Many original, sometimes non-functional, features have been retained, adding a layer of interesting quirkiness. The house is centrally heated with radiators throughout plus a wood-burning stove in the kitchen. Floors are mainly traditional terracotta tiles, in some parts original. The roof is fully insulated wood with traditional terracotta tile covering (coppi).

## Holiday Apartment

The holiday apartment with a floor area of 88m<sup>2</sup>, is successfully rented as holiday accommodation. This is entered from an attractive covered veranda and consists of kitchen, living room, downstairs bedroom (or study), extra 'loggia' room, upstairs wood-floored bedroom and bathroom with shower. It has partial central heating and a wood-burning stove.

## The Land

A mix of lawn around the house, a fenced field, woodland and a large vegetable garden. In total the land comprises 5000 square metres.

## Services

The property is connected to mains water and electricity. There is a 2.8kW array of photovoltaic panels on the roof. Hot water is provided by a heat-pump in summer, and in winter a pellet boiler provides hot water and central heating. There are two functioning wood-burning stoves and another two chimneys unused.

## Access & Location

The property has good transport links, being ten minutes from the main SS77 Foligno–Civitanova Marche motorway providing arterial access towards the coast or inland (45 minutes to the coast; 2.5 hours to Rome, 3 hours to Florence). The airports of Ancona and Perugia (served by Ryanair) are both about 75 minutes away. Nearer are the Adriatic coast resorts and the regional hub of Macerata, while the shopping centres of Tolentino and Matelica are about half an hour away. The Sibillini Mountain National Park is just a few minutes away to the south and the marvellous Lake Fiastra is about a 20-minute drive.

# Pictures

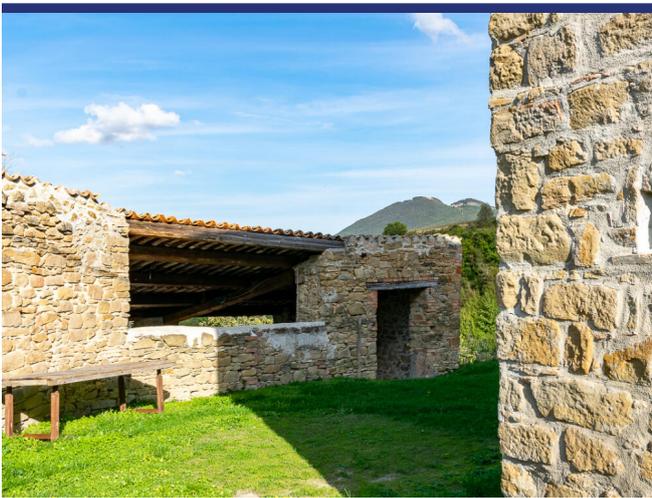




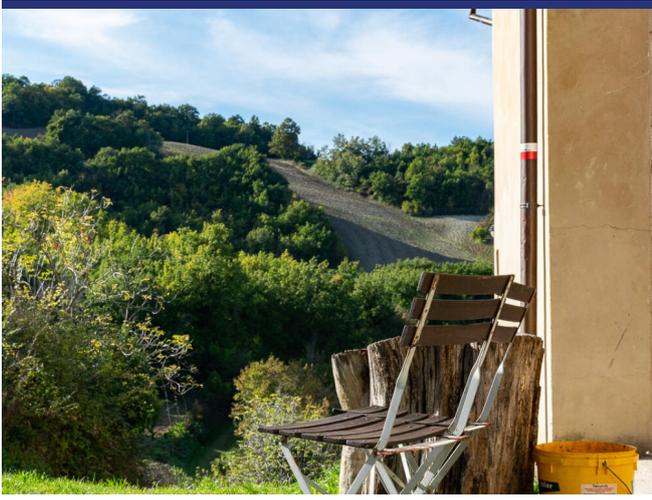






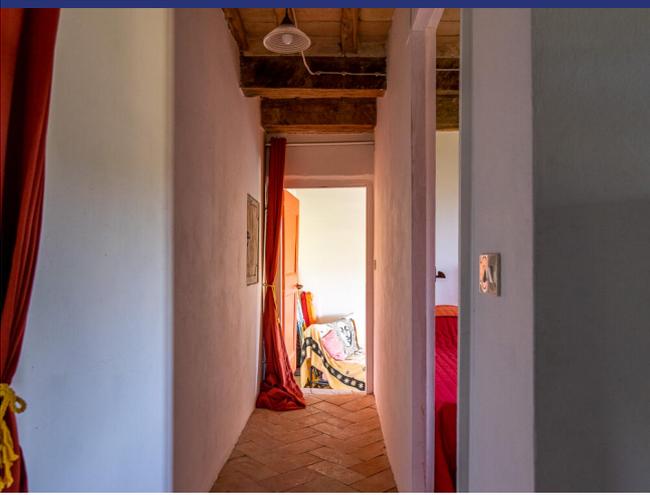








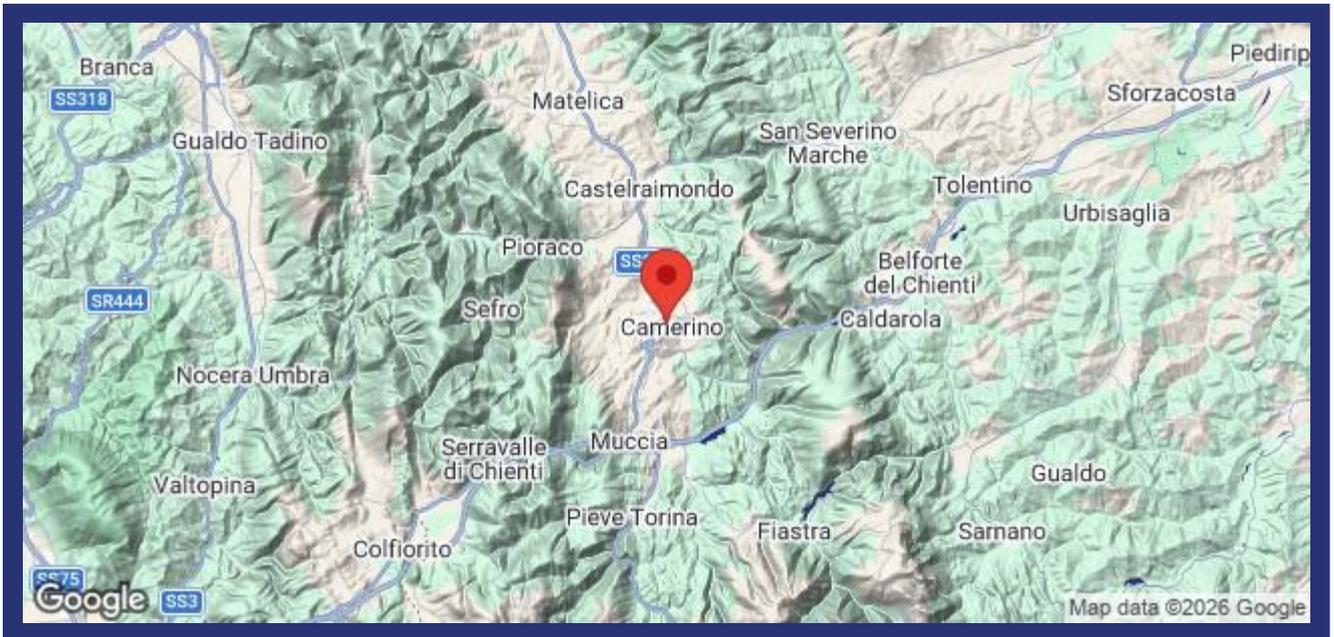








# Location & Details



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

- Reference: 4377
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 45 km to Sea
- 15 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: To be realised
- Guesthouse: Yes
- Asking Price: € 240.000
- Floorspace: 411 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Bedrooms: 6
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- 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 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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