Le Marche

Campodiegoli, Fabriano

Ref. 6546: A unique, very spacious house in an authentic borgo with a swimming pool near Fabriano
Asking Price: € 325.000



Description

New to our portfolio, this very spacious and solid property with a swimming pool on the outskirts of the charming village of Campodiegoli (at an altitude of approx. 500 m); surrounded by the unspoilt nature of the Apennines, this unique green setting combines complete tranquillity with the vibrancy of nearby Fabriano, a charming town with a rich historical heritage (the cradle of European paper production and watermarks), culture, gastronomy, shops, a railway station and excellent amenities. The best of both worlds, in other words! Only Italians live in the borgo.

The property borders a vacant house on one side and is situated on a tarmac cul-de-sac. The grounds, covering approximately 6,000 m², feature various terraces and lawns, a wide variety of flowering shrubs and (fruit) trees that provide shade on hot summer days, and of course the lovely swimming pool, which adds significant value, making this property ideal for both personal use and letting (for up to 7 people). Furthermore, absolute privacy is guaranteed on the grounds.

Layout of the property (cadastral area of 240 m²): on the ground floor beneath the main house there are various storage rooms and canteens; one room is used as a kitchen in the summer. The small square in front of the house leads to the main entrance: a flight of stairs leads into the hallway, with a spacious living room on the right and, further along, a fully fitted bathroom with shower; on the left is a cosy, very large kitchen-diner and a spacious bedroom. There is a storage cupboard under the stairs. The stairs lead upstairs to the landing, then into an open-plan area currently used as a bedroom, a fully fitted bathroom with a shower, and two formal bedrooms, one of which has a ‘cabina armadio' (walk-in wardrobe). The property also has a loft.

In the other part of the property, on the ground floor, there are various storage rooms, a timber store and a spacious garage with a separate toilet and a tool/workshed, with a total registered area of 197 m². A charming external staircase leads up to a lovely terrace above, with a further two spacious storage areas.

The borgo is easily accessible via a tarmac road from the provincial road linking Le Marche with Umbria. Traffic on this fairly quiet road cannot be heard from the house's garden. The Adriatic coast is also easily accessible via the SS76.

Specialfeatures:

Swimming pool: dimensions: 5 x 10 metres with a maximum depth of 1.70 metres, Roman steps, recently upgraded technical systems, recently replaced glass sand in the sand filter pump, new pool robot. There is a lovely outdoor shower on the stone terrace surrounding the swimming pool.

Air conditioning (cooling/heating), central heating, pellet stove, single-glazed windows, connected to mains water, electricity and mains drainage, private well for irrigation, oil tank, telephone line, internet, satellite TV.

On the first floor, there is laminate flooring in both bedrooms, as well as in one of the utility rooms on the ground floor (which is used as a kitchen). In 2018, half of the roof was replaced with new bitumen

roofing. The other half of the roof is in excellent condition. This summer, the entire external façade will be repainted (light pink/rosato).

The price includes all the contents, with the exception of various personal belongings of the owners.

International airports: Falconara (Ancona) 45 minutes away and Perugia 30 minutes away. Adriatic coast (Senigallia) 1 hour away . All amenities available in Fabriano, 10 minutes away.

→The house cannot be viewed during the following periods: 8–25 July, 11–8 August and 16–30 August.

Pictures




















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FRANCESCO D'ASSISI









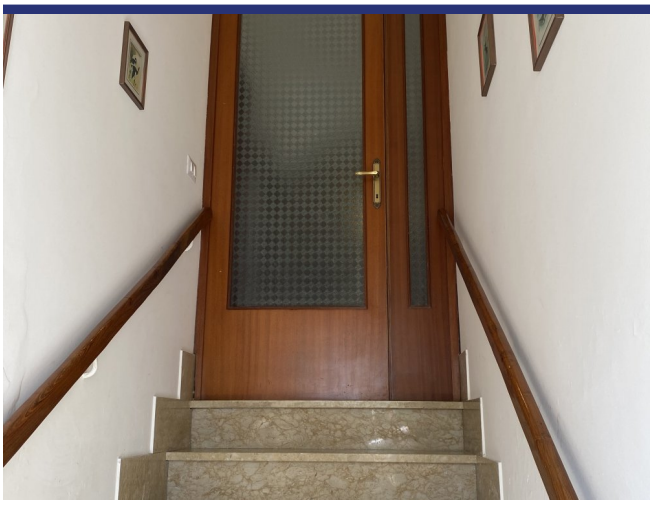


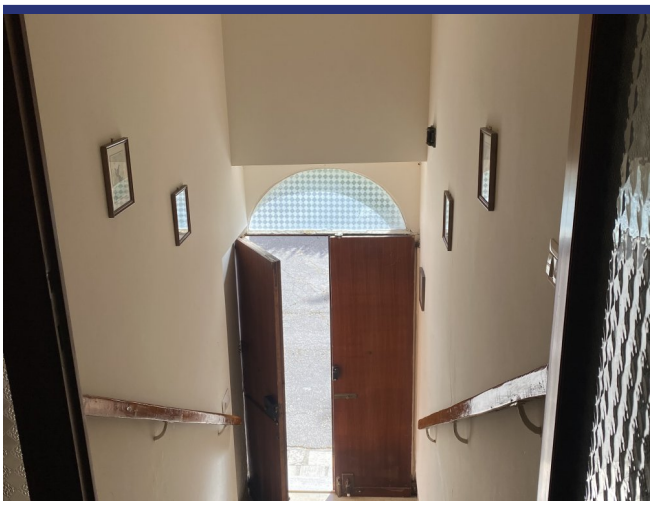
















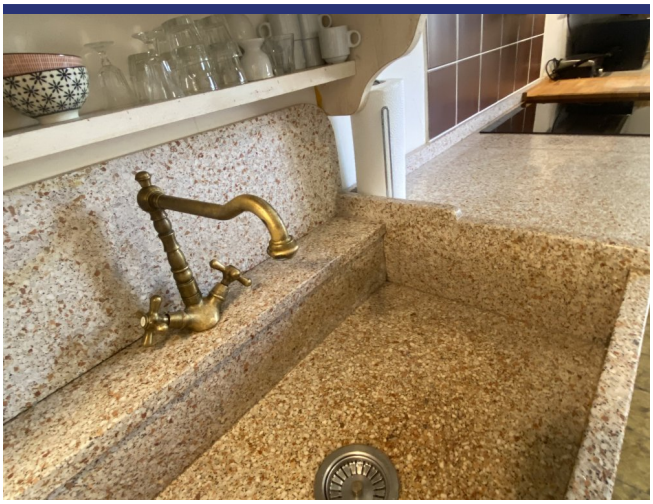














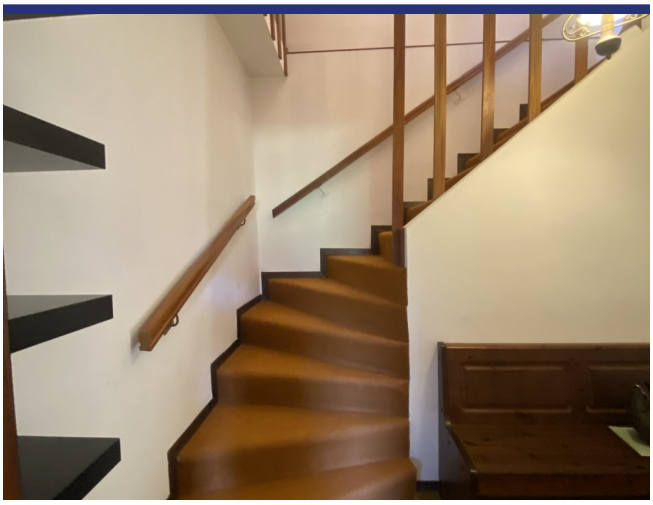


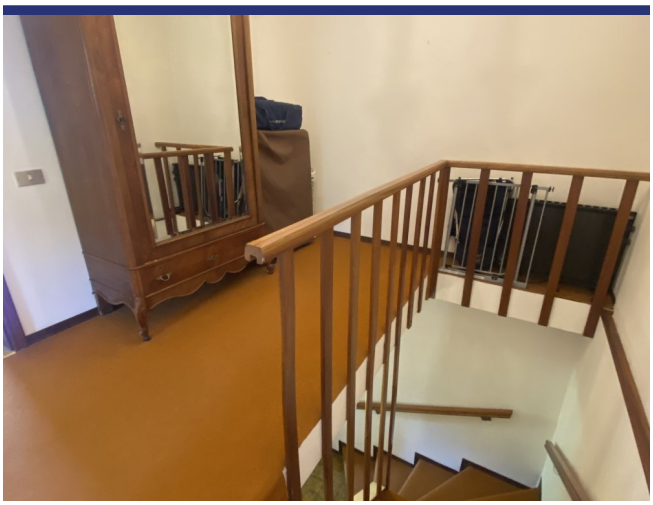






























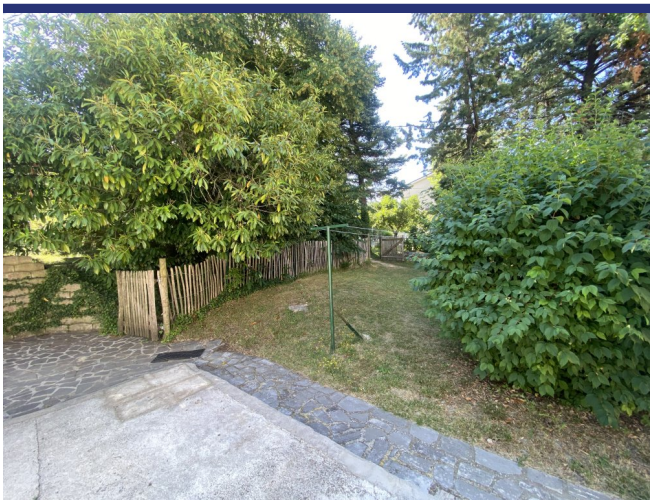


















































Location & Details



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

- Reference: 6546
- Villa/Farmhouse
- Apartement/In borgo
- Village House/Cottage
- Panoramic View
- 70 km to Sea
- 9 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Pool: Yes
- Asking Price: € 325.000

- Floorspace: 300 m^2
- SQM Plot: 6300 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very 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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