Le Marche

Cartoceto, Colli al Metauro

Ref. 6332: Totally renovated country house with 4 bedrooms, 4 bathrooms, and lovely private garden in idyllic position. Permit available for construction of swimming pool
Asking Price: € 560.000



Description

This beautiful stone country house with breathtaking views is set in the middle of the picturesque hilly countryside Le Marche is known for. It was fully restored in 2009, further modernised in 2024, and is just 3 km from the idyllic village of Cartoceto, 17 km from the lively coastal town of Fano and 8 km from the superstrada - an ideal base from which to explore this enchanting region

This bright, attractive house with a living area of 274 m² offers a harmonious blend of authentic charm and modern luxury, finished with high-quality materials. Restored in 2009 with the application of earthquake-resistant construction techniques and use of authentic materials from Le Marche, combined with elements that respect the local building tradition. Thus, the property has retained its original soul. Further improvements were carried out in 2024, including the installation of a heat pump for heating and cooling, new painting inside and a restyling of the interior.

Ground floor:entrance, spacious bright living room with built-in HR wood-burning stove and French doors to the garden, a direct passage to the new kitchen with built-in appliances, spacious utility room, toilet, storage room and technical room. An internal staircase leads to the upper floor.

First floor:landing, 4 bedrooms (currently 2 are in use as study/workroom), each with its own bathroom. Typical of this floor are the wooden-beamed ceilings and terracotta floor tiles.

A fine and spacious terrace has recently been created on 2 sides of the house, from the fairly flat garden surrounding the house there is a view of the sea on clear days. The orchard with several fruit and pine trees and 70 mature olive trees lies a little lower. The land with an area of 5,561 m² is fully fenced, and although the house is not secluded, the plot offers maximum privacy. The property is easily accessible via a very quiet tarmac road, access to the house via 2 entrance gates.

Permits have already been applied for and approved to build a swimming pool, to reopen two bricked-up windows on the first floor, and to build a pergola on the terrace.

Most of the furniture can be taken over for an additional price to be determined. The property is perfectly and completely documented, and could be transferred at short notice .

All windows have new mosquito nets, alarm system present but not yet connected, parking space behind the house for 4 to 5 cars, on the property there is also a storage shed.Chimney built-in HR wood burning stove has recently been swept, contact details are available of a local gardener, olive tree specialist, cleaner, electrician, painter and pool and terrace builder, who have worked nicely with the current owners . Wi-Fi Starlink.

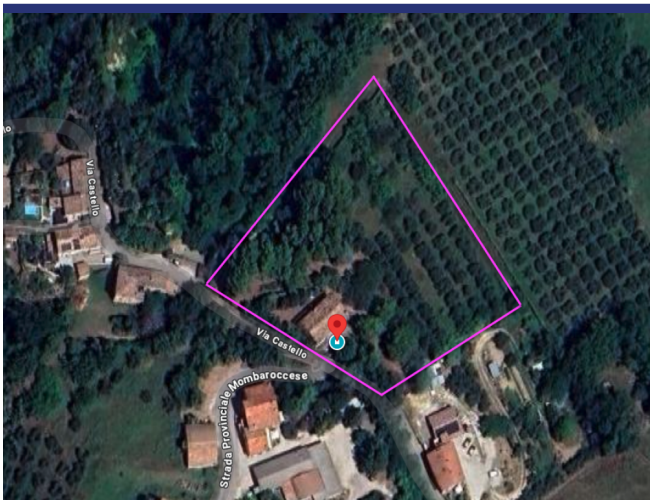
All amenities including shops, bars, restaurants, pharmacies and banks less than 5 km away. International airports Bologna 183 km, Perugia 110 km and Ancona-Falconara 60 km.

Pictures








Via Castello
Via Castello
Strada Provinciale Mombaroccese















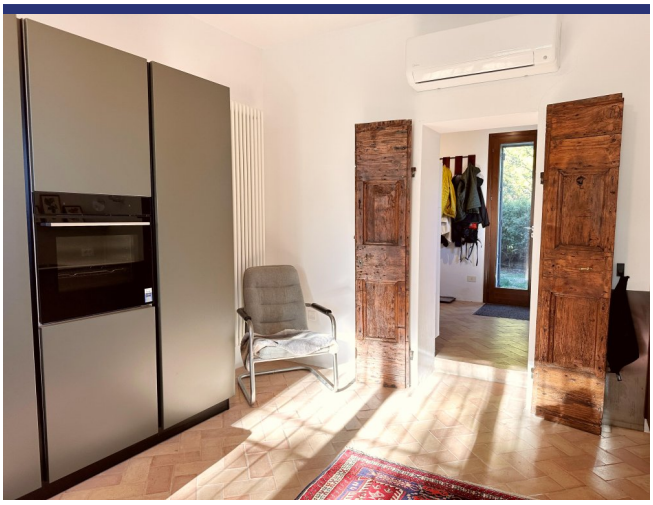


























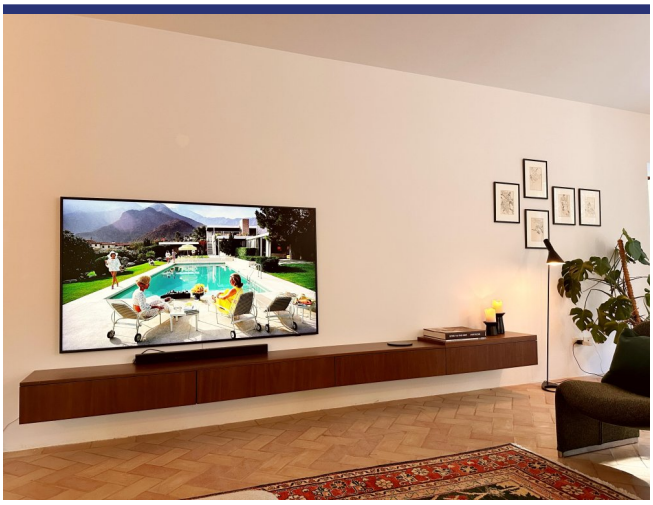




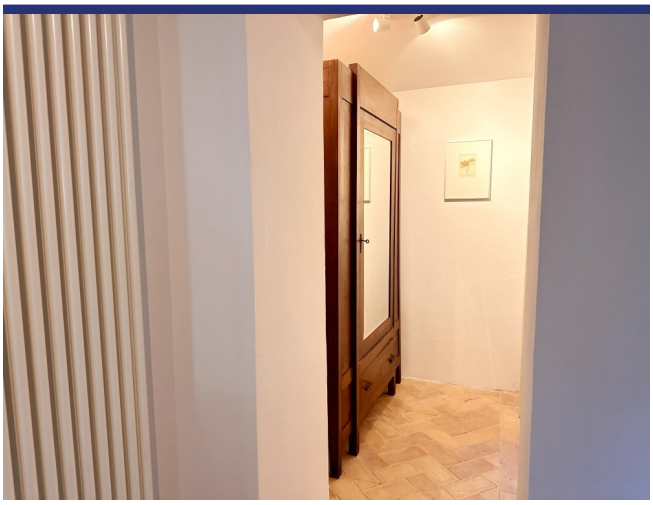


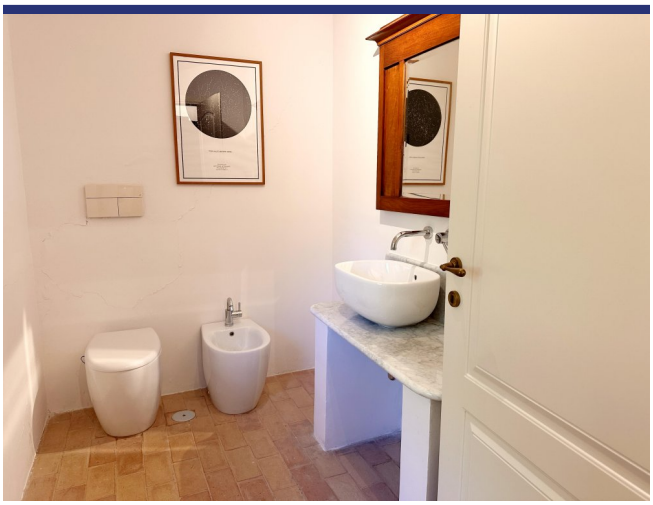


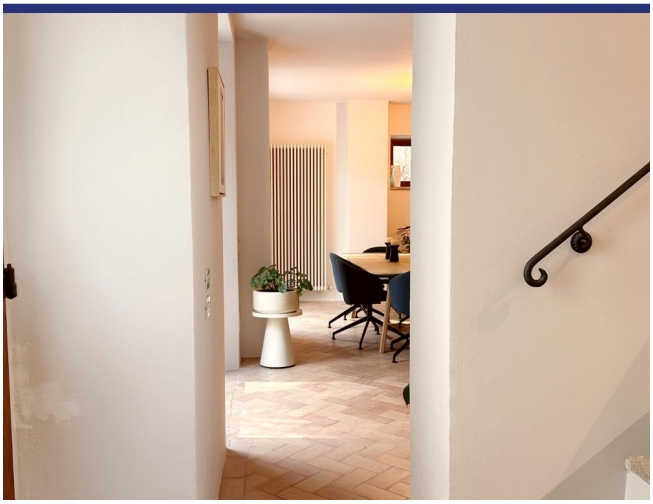


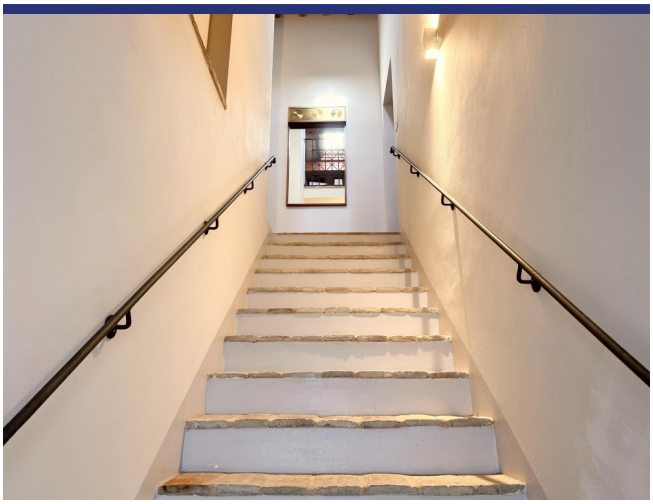




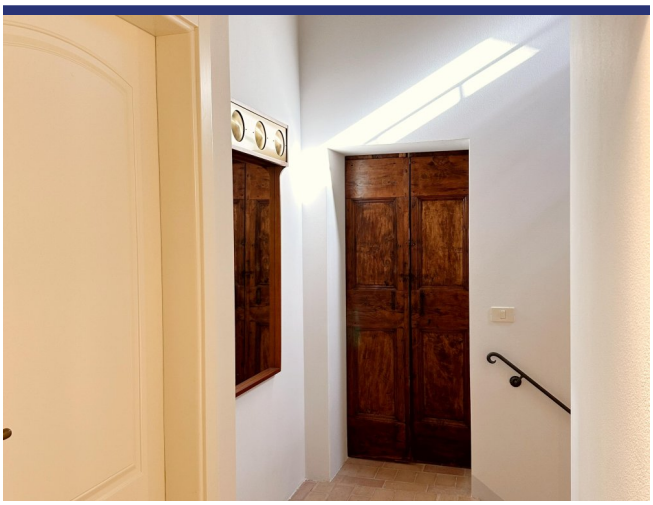


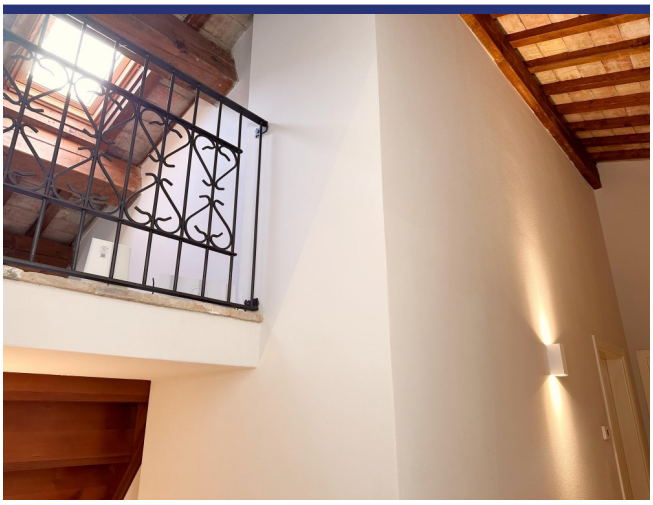


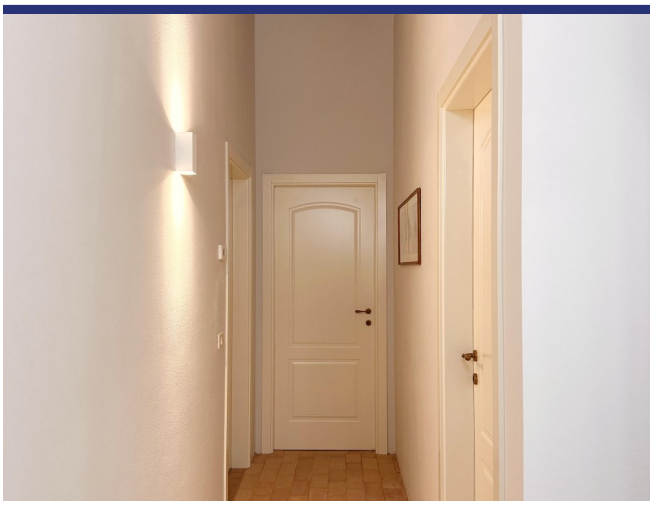












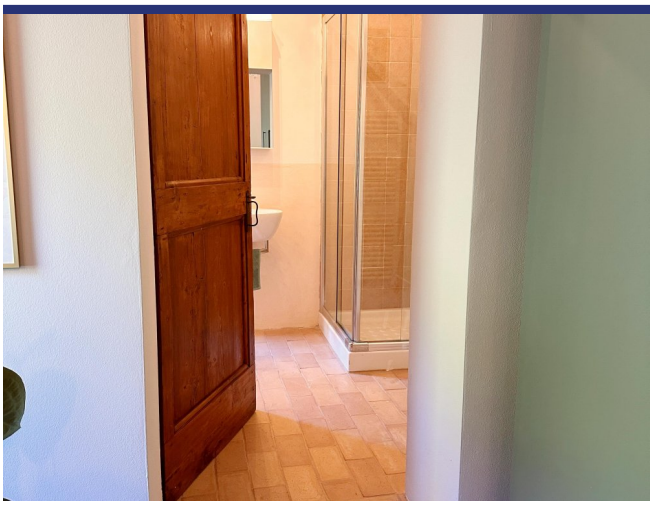












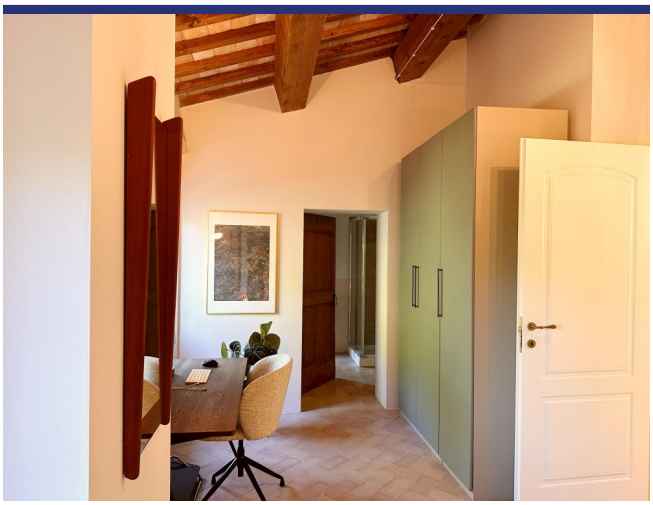




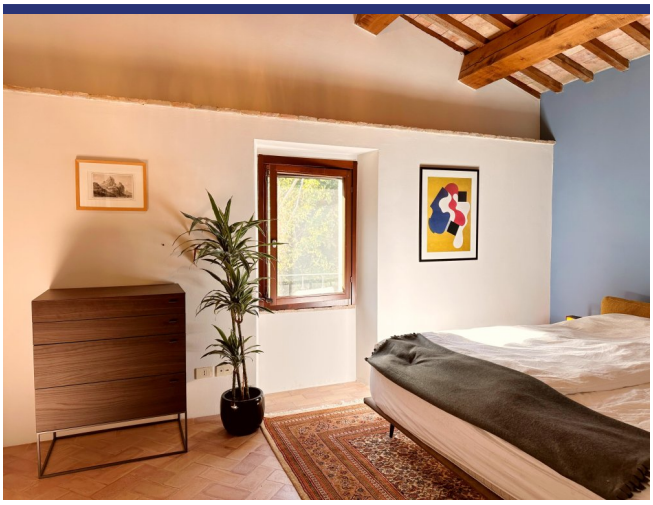








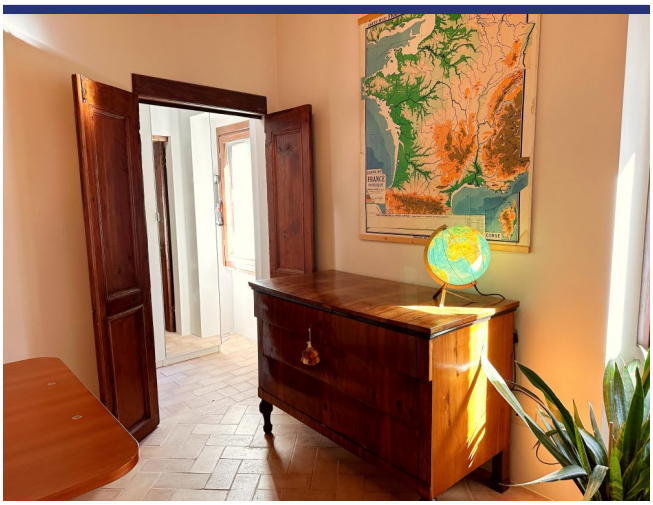












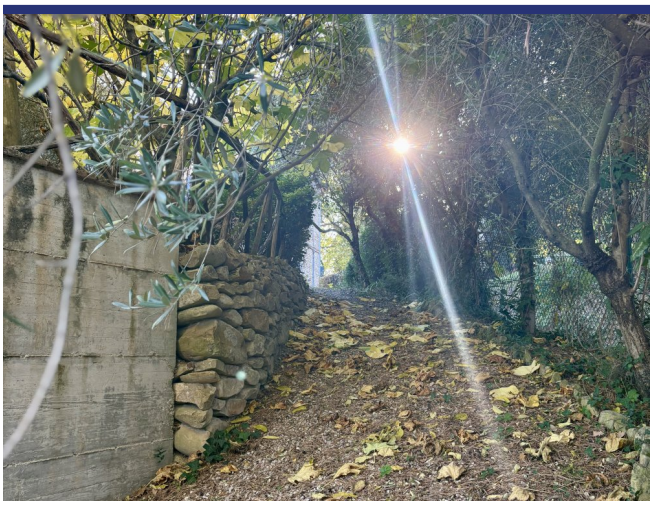


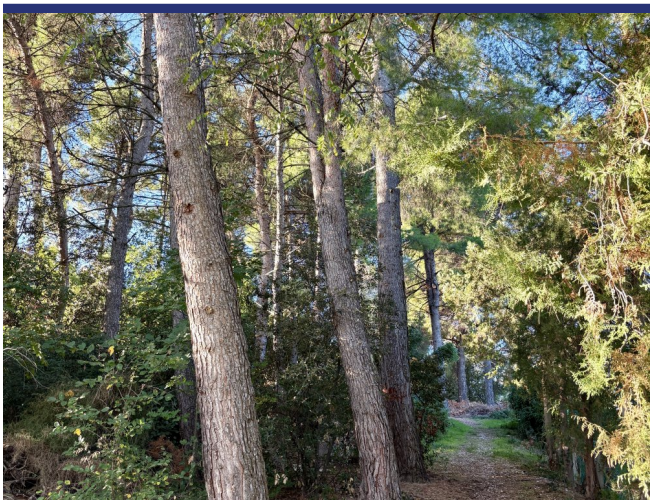
































Location & Details



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

- Reference: 6332
- Villa/Farmhouse
- Seaview
- Panoramic View
- 17 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 560.000

- Floorspace: 274 m^2
- SQM Plot: 5561 m^2
- Bedrooms: 4
- Bathrooms: 4
- 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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