# Le Marche

## Caudino

Ref. 5302: Spacious and attractive farmhouse in an idyllic location, perfect as a holiday home - REDUCED PRICE -
Asking Price: € 70.000



# Description

Set amidst rolling fields and forests, this spacious and solid house is located less than 7 km from the nearest amenities, in the municipality of Arcevia, province of Ancona. Total tranquility guaranteed in this beautiful, green area, while a private road of 300 m leads directly to the very quiet public, tarmac road.

This attractive house (300 m²) consists of 3 floors: 2 living/sitting rooms, kitchen diner, 4 bedrooms, 2 bathrooms, and 2 more bedrooms can be realized in the spacious, high attic. Heating is centrally controlled, but there are also 2 wood-burning stoves. Under the house, where once the stable was, is a very spacious workshop. In the garden is a large old hay barn, which could be restored and converted into a large apartment. The flat garden of 5,000 m² is very suitable for the realization of a swimming pool, and there are many trees and shrubs of various varieties, which somewhat obstruct the view over the hills, but a wider view can easily be created by adding some of the planting. remove.

At the rear of the house is another building: this house was "bought from the bank" 5 years ago, but the new owner has not shown himself in the past 5 years, so the house is empty. The current owners only know that the owner is located in the south of Italy, and that there are no restoration plans for the property.

The house is immediately habitable (electricity, water and gas are connected, very good quality wooden windows with double glazing, insulated roof), and can become a wonderful holiday home for those who love peace and privacy, with only a half hour drive to the Adriatic coast, and many medieval villages and towns in the vicinity, where friendliness and good food are of paramount importance. For the price of € 70,000 you have a very spacious house with many possibilities to turn it into an ideal holiday home, which could possibly be renovated. Also very suitable for permanent residence.

Distance Pergola: 7 km

Distance Arcevia: 7 km

Distance San Lorenzo in Campo: 12 km

Distance Adriatic coast: 35 km

# Pictures









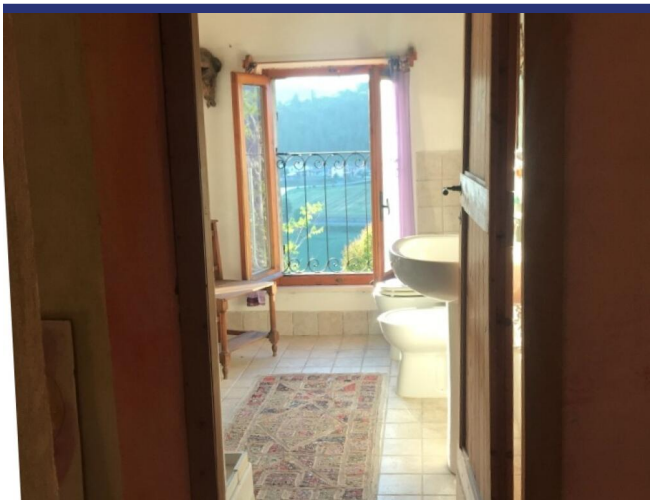






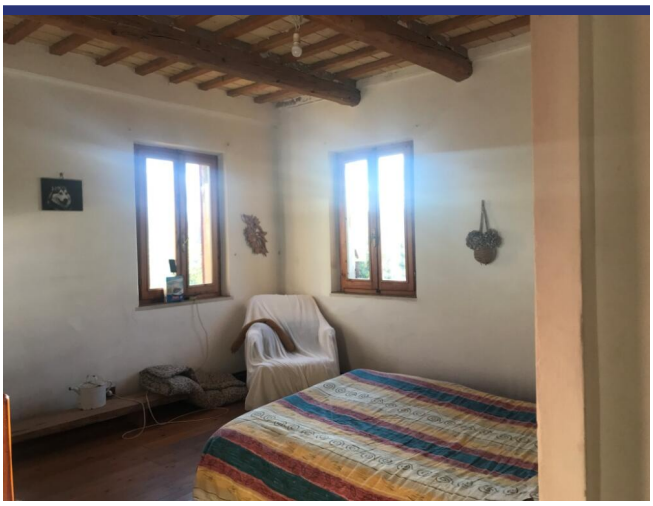


































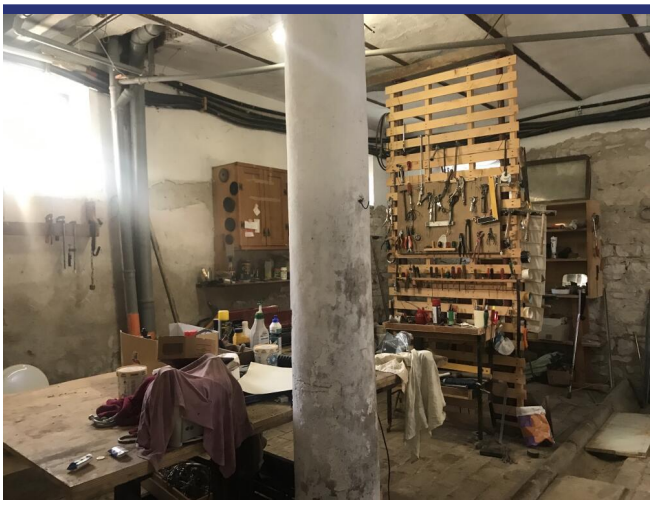






















# Location & Details




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

- Reference: 5302
- Villa/Farmhouse
- Panoramic View
- 35 km to Sea
- 7 km to Village
- Garden
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 70.000

- Floorspace: 300 $m^2$
- SQM Plot: 5000 $m^2$
- Bedrooms: 6
- Bathrooms: 2
- Condition of the Property: Partly to be renovated
- Status: sold under reserve

# 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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