

# Le Marche

## Cingoli

Ref. 5383: Beautiful, quietly located country house/B&B with 5 apartments near Lake Cingoli  
Asking Price: € 698.000



# Description

This completely renovated house has a total living space of approx. 500 m<sup>2</sup> on 2 floors, and is immediately habitable and ready for the rental of the guest apartments. The whole consists of 8 bedrooms, 6 bathrooms and a shared lounge for guests. All guest apartments have an independent entrance, private terrace and kitchen. The 38 m<sup>2</sup> garage offers plenty of storage space.

## Ground floor:

3 apartments, each with its own entrance, kitchen/living room/living room, bedroom and bathroom. The largest apartment has 2 bedrooms. Also on the ground floor is the shared dining room/lounge for guests.

## First floor:

private apartment of the owners, layout: beautiful spacious open living room, fully equipped luxury kitchen, spacious bedroom, utility room, bathroom with shower and bath, a small study and a second bedroom with bathroom, which can be closed off, so that a separate additional bedroom with bathroom for guests is available. Also on the first floor is a guest apartment with an independent entrance, and consists of an open living area with kitchen, 2 bedrooms and bathroom.

The entire site has an area of approximately 8,000 m<sup>2</sup>, and the surrounding garden with lovely swimming pool (12x5 meters) has been carefully landscaped. There are fruit trees, olive trees, ornamental plants and ornamental grasses, a vegetable garden, various terraces and seating areas, gravel paths and parking spaces. There are plenty of shady spots to seek shelter from the sun on hot summer days, and from the garden you can enjoy breathtaking views of the rolling hills for which Le Marche is so famous. In the immediate vicinity are many authentic villages and medieval towns.

The house is reached via a public partly asphalted, partly white road. Electricity, municipal water, central heating through GPL, satellite TV and WiFi are connected.

The whole is sold including the contents, with the exception of some private belongings of the owners. A "package price" for the contents is determined in the price negotiation phase, and depends on the amount of the offer on the house.

Cingoli has been declared one of the "Borghi più belli d'Italia", and is also called "the balcony of Le Marche", because of its high location (630 m) and the beautiful view towards the Apennines and the Adriatic coast.

## Distances:

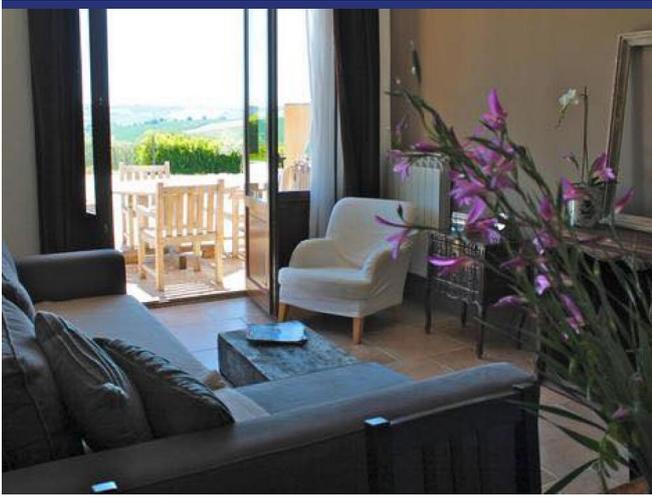
- nearest village, with shops, supermarkets, bars, banks, pharmacies and various restaurants: 8 km
- Nearest airport Ancona (Falconara): 35 km
- Lake Cingoli: 15 km

- Adriatic coast: 30 km

- Monte Conero, Sirolo and Portonovo, chic seaside resorts with exclusive fish restaurants: 35 km

# Pictures









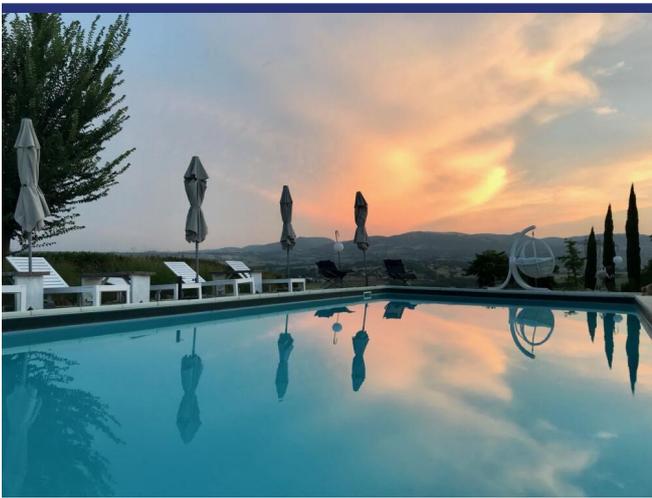


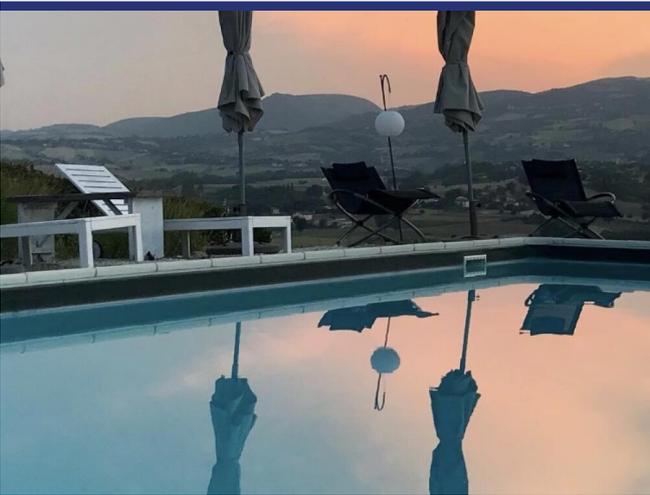
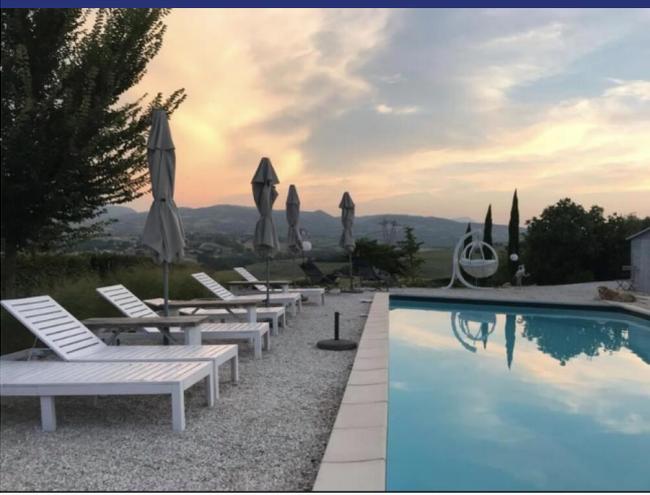
















# Location & Details



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

- Reference: 5383
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 15 km to Lake
- 30 km to Sea
- 8 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 698.000
- Floorspace: 500 m<sup>2</sup>
- SQM Plot: 8000 m<sup>2</sup>
- Bedrooms: 8
- Bathrooms: 6
- 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 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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