Le Marche

Falerone

Ref. 6314: Beautifully restored stone farmhouse with pool, garden, and panoramic views of the Sibillini Mountains. Luxury country living in the heart of Le Marche.
Asking Price: € 1.500.000



Description

Set in a commanding position overlooking the rolling hills of the Le Marche countryside, Villa Il Poggio is a beautifully rebuilt stone farmhouse that perfectly blends rustic charm with modern elegance. With its southern exposure, the property enjoys spectacular views that stretch across the surrounding fields to the majestic Sibillini Mountains, a landscape that gifts breathtaking sunrises and sunsets every day.

Accessed by a convenient municipal road, the estate is fully fenced and features a landscaped garden of approximately 3,000 sqm, adorned with cypress trees, fruit trees, olive trees, and Mediterranean evergreens. A gated entrance opens onto the parking area and carport, surrounded by nature and complete privacy.

The garden is a true oasis—beautifully designed, meticulously maintained, and seamlessly integrated with the architecture of the villa. Beyond the main garden lies an additional 8,000 sqm of gently sloping land, ideal for extending the landscaped area or for agricultural use, such as a vineyard, olive grove, orchard, or truffle field.

At the heart of the property lies a 5 x 10 m swimming pool, bordered by Trani stone and a terracotta solarium. A charming portico with an outdoor fireplace offers the perfect setting for dining, lounging, or simply enjoying the peaceful atmosphere. The pool is equipped with an electric cover for summer and winter use and a heat pump for year-round enjoyment.

Next to the parking area, there is a 25 sqm cellar/garage, a carport with photovoltaic panels, and a large wood shed.

Spanning 303 sqm over two floors, plus a 40 sqm portico and a 33 sqm panoramic terrace, the villa exudes warmth and character. A stone staircase leads to the main entrance, sheltered by a wrought-iron and glass canopy. The perimeter of the villa is fully paved in traditional terracotta.

Inside, the ground floor opens into a welcoming foyer with a Trani stone staircase leading to the upper level. The spacious living room features a thermo-fireplace, large windows, and access to the garden and the portico — the perfect summer lounge. The custom-built kitchen with adjacent pantry and laundry room reflects both functionality and refined design. A study or guest bedroom with en-suite bathroom completes the ground floor.

Upstairs, the master suite includes a walk-in wardrobe, a luxurious bathroom with tub and shower, and access to the panoramic terrace. Two additional double bedrooms, each with en-suite bathroom and wardrobe, ensure comfort and privacy for family and guests.

The villa was entirely rebuilt from an old rural building using anti-seismic construction standards and high-quality materials: local stone façades, terracotta flooring, exposed wooden beams, and Trani stone details. The result is a timeless harmony between traditional craftsmanship and contemporary living.

The property is equipped with all modern amenities:

- Gas heating and thermo-fireplace
- Photovoltaic panels
- Reserve water tank
- 100 Mbps satellite internet
- Video intercom and perimeter/intrusion alarm system
- Irrigation system with rainwater collection tank

The villa is sold fully furnished, ready to enjoy.

Located just a few minutes from the towns of Falerone and Servigliano, Villa Varano offers both tranquility and convenience. The Adriatic Coast and the Sibillini Mountains are each about 30 minutes away, while Ancona–Falconara Airport can be reached in about an hour.

Pictures









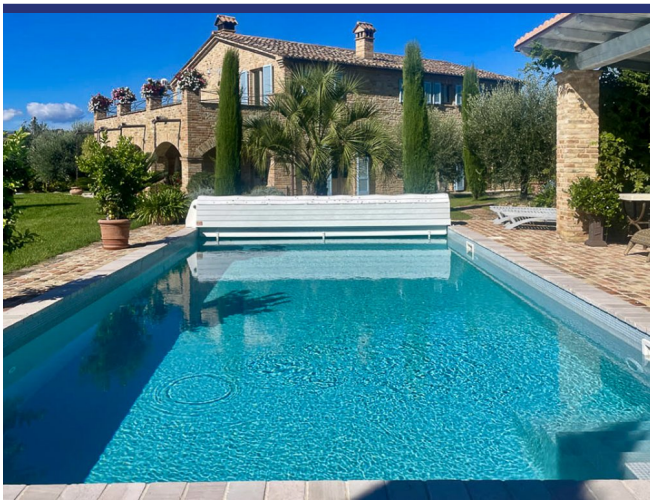
















































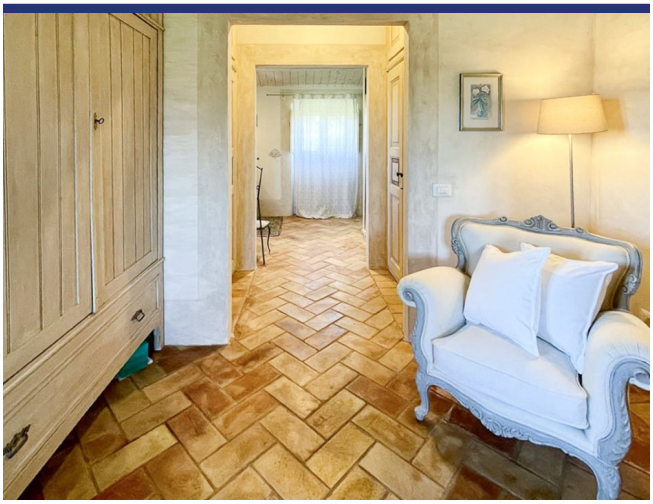




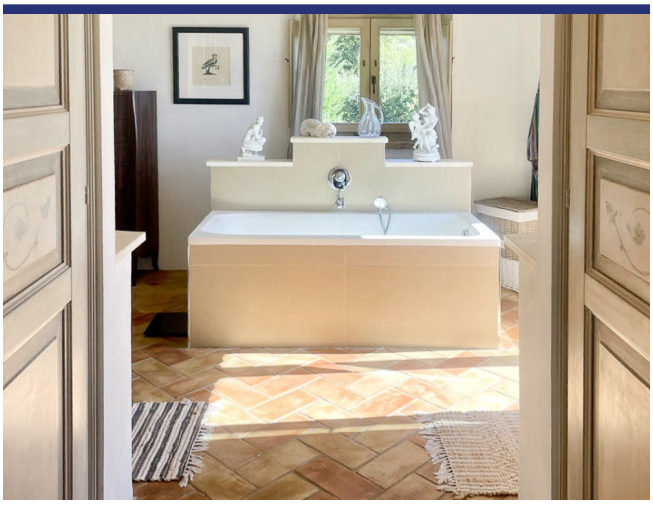


















Location & Details



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

- Reference: 6314
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: Yes
- Asking Price: € 1.500.000

- Floorspace: 350 m^2
- SQM Plot: 11000 m^2
- Bedrooms: 4
- Bathrooms: 4
- 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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