

# Le Marche

## Falerone

Ref. 4906: Villa Barcione is a stately classical Italian villa in Le Marche  
Asking Price: € 320.000



# Description

Villa Barcione is a stately classical Italian villa located near Falerone. The property includes a main villa, a second house and an annex. The mature garden is neatly maintained and has a number of olive trees and old, big trees that provide needed shade in the summer months but also gives the villa a grand look.

The buildings are structurally in a reasonable state but in need of restoration. This gives you the possibility to design the house to your likings. The roof of the main building has partly been restored. The property is connected to electricity and water networks.

According to the owners, the restoration of the house could be fully financed by the state, with the possibility of demolishing and rebuilding. The financing is 100% and is approximately € 1,000,000. In addition, there is the possibility of using the Superbonus and Ecobonus, for energy efficiency and thermal improvement.

Of course, you could convert Villa Barcione into a splendid holiday home or your permanent residency. However, there is a great potential for diving it into apartments, starting a luxury country hotel or large B&B.

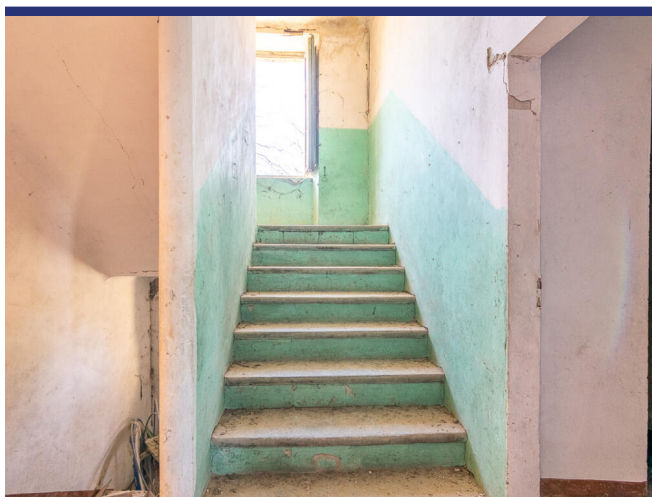
The property is reached through a quiet road. At the end of the back garden there is an amazing view of the Monti Sibillini. Furthermore, given the spacious and flat back garden there is the possibility to add a swimming pool.

Nearby is Falerone, a charming hilltop town, nicely located between the mountains and the sea. So, you can enjoy the famous "monti e mare" of Le Marche.

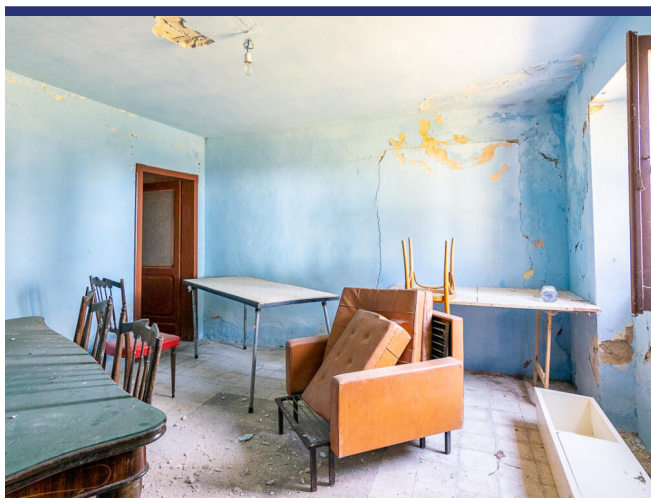
# Pictures























# Location & Details



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

- Reference: 4906
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- 40 km to Sea
- 5 km to Village
- Garden
- Garage: Yes
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 320.000
- Floorspace: 580 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Rental Potential: Good after renovation
- Condition of the Property: Partly to be renovated
- 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

