Le Marche

Gualdo

Ref. 4104: One property, three buildings, many possibilities.
Asking Price: € 650.000



Description

One property, three buildings, many possibilities. La Regina is a beautifully restored farmhouse situated in the famous Golden Triangle area of Le Marche. It enjoys magnificent views of the hill-top town of Gualdo and the town of Sarnano in the valley below, with the majestic Sibillini mountains as the back drop. The estate is perfectly positioned, exposed to the south west and protected from the North. The small hill top town of Gualdo, is within walking distance and is the source of daily necessities, including bars (coffee and wine) and a great restaurant. The town of Sarnano is a 15min drive.

The property, parts of which date back to the 1700 s, has been lovingly restored by local artisan builders using the old stones, handmade tiles and original wooden beams, creating a charming and luxurious villa with all modem conveniences. It offers privacy with the nearest house being 400m away. Easy access is via made roads and a white stone driveway. There are no steep winding roads. The swimming pool overlooks the valley and Sarnano and is framed by a beautiful 75 year old olive tree. With access from the parking area, there is a 200 year old wood-fired antique bread/pizza oven, fully restored and functional.

The main building is a carefully restored, three level house. The highlight of this building is located on the top level which is solely dedicated to the master bedroom with a cathedral ceiling, a stylish ensuite bathroom with a large modern bath, walk-in shower, toilet and bidet. The mid-level has two bedrooms. a bathroom plus a large lounge room (this could easily be converted into a fourth bedroom with ensuite). The ground floor houses the kitchen, dining room and a lounge room with an open fireplace.

The Pool House is a two-level annex . The upper level has a good-sized bedroom with built-in storage cupboards. The ground level includes a large laundry with bathroom. Next to the laundry is a separate storage room for garden tools and pool equipment.

The third building has two levels plus an attic. In terms of square metres it is bigger than the main house and has been completed to a "builders finish" (structure and externals). The value of this house has not been included in the asking price and will give the new owners the flexibility to complete it to the same standard as the main house, providing two residential houses. An alternative would be to sell this building to defray the cost of the purchase. This will give the new owners maximum flexibility with this beautiful property.

La Regina has an established rental history during the summer period.

[embed width="480" height="270" class="leftAlone" thumbnail="https://i.ytimg.com/vi/CJvyIFnmKQM/hqdefault.jpg?r"]http://youtu.be/CJvyIFnmKQM[/embed]

Pictures



































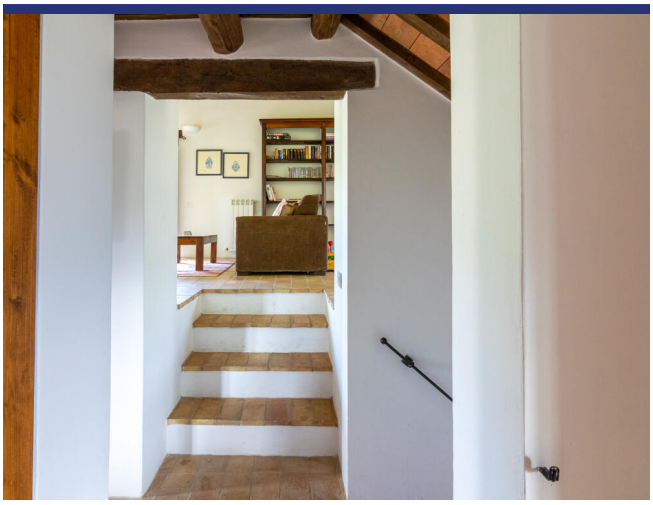






















Location & Details



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

- Reference: 4104
- Villa/Farmhouse
- Panoramic View
- 35 km to Lake
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 650.000

- Floorspace: 350 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 4
- Bathrooms: 3
- 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

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

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.