Le Marche

Loretello, Arcevia

Ref. 6647: Detached house with a swimming pool, garage and spacious garden in the historic village of Loretello – Le Marche
Asking Price: € 475.000



Description

In the charming historic village of Loretello (municipality of Arcevia, province of Ancona), this beautiful detached house, built in 2008, issituated in a lovely, peacefulspot in the heart of the characteristic hilly landscape of Le Marche. The house is comfortable and well-equipped, ideal as a second home or holiday home, but also very suitable for permanent residence thanks to its comprehensive facilities and living comfort.

The property is on one level and is situated on a tarmac road at the entrance to thequiet medieval village of Loretello, which has only a few dozen permanent residents. Here you can enjoy authentic Italian village life, whilst having all modern conveniences at home. Within walking distance are the castle, a restaurant and a bar with perhaps the most beautiful panoramic terrace in Le Marche,where you can enjoy a delicious cappuccino, localwines and aperitifs, but above all the stunning view over the rollinghills. During the summer months , musical evenings are regularly organised on the terrace at Bar Giallo, the social hart of the village square.

The medieval castle of Loretello, first mentioned in 1072 and thus the oldest of Arcevia's nine castles, is a particularly atmospheric fortified village with largely intact city walls, distinctive defensive towers and an impressive brick gateway with a historic 15th-century bridge.

The property has a living area of approximately 97 m² and is situated on a fully fenced plot of 1,500 m². The spacious garden offers plenty of privacy and ample opportunities to relax, spend long summer days by the swimming pool and enjoy a meal al fresco.

This immaculately finished property has a modern, practical and functional layout, with a pleasant separation between the living and sleeping areas.

-

Living room: cosy living room with a Swedish wood-burning stove.

-

Dining room: separate dining room, ideal for cosy dinners.

-

Kitchen: separate, fully fitted kitchen with a 4-burner gas hob, two fridges (one with a freezer compartment), a dishwasher, a microwave and an electric oven.

- Bedrooms: two spacious double bedrooms, both fitted with built-in wardrobes.
- Bathroom: fitted with a shower, washbasin, toilet and bidet.
- Entrance: hall with cloak room.
- Extra storage space: loft.
- The floors in the main living areas are fitted with solid oak. The bathroom is tiled. All windows are fitted with practical sliding insect screens.

The property is also excellently equipped in terms of technical features:

- Underfloor heating in all rooms, with a separately adjustable thermostat for each room.
- Swedish wood-burning stove in the living room.
- 6 kW electricity supply.
- A 4 kWp solar panel system on the roofs of the house and the garage, which can be monitored via an app.
-

An LPG gas tank with a capacity of 1,600 litres.

•

An automatic irrigation system with five individually adjustable zones.

•

Satellite reception via Astra and Hotbird.

•

TV sockets in the living room and one bedroom.

•

Electric entrance gate with remote control.

•

CCTV system with four cameras around the property, viewable via an app.

•

Energy rating: D.

•

The property is connected to the mains drainage system.

Outdoor area:

•

Large terrace with a swimming pool (4 x 8 metres, 1.5 metres deep) and an outdoor shower.

•

Beautifully landscaped garden with nine olive trees.

•

Raised vegetable patch.

•

Rainwater tank with a capacity of no less than 13,000 litres.

•

Enclosed garage with electricremote control.

•

Covered carportwithspace fortwo cars.

The property is being sold fully furnished and fitted out , including the virtually new furniture, the complete kitchen inventory (includingcrockery, glassware, cutlery, cookware,various household essentials and kitchen appliances). Most of the outdoor furnishings are also included in the sale, such as a comfortable rattan lounge set, two rattan sun loungers, two traditional deckchairs and a garden table with six chairs. The garage also contains various gardening and DIY equipment (tools), including a virtually new lawn mower, which is also included in the sale.

Distances:

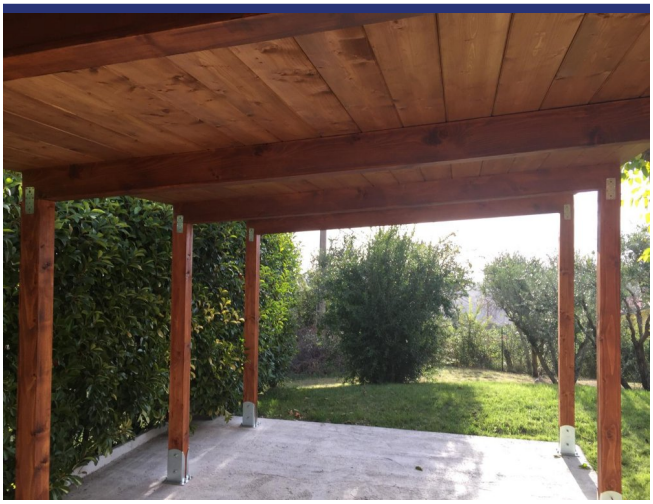
- Nearest amenities such as a supermarket, bank, chemist's, weekly market, etc. are 6 km away (San Lorenzo in Campo)
- Nearest international airports: Falconara (Ancona): 52 km, Perugia: 86 km

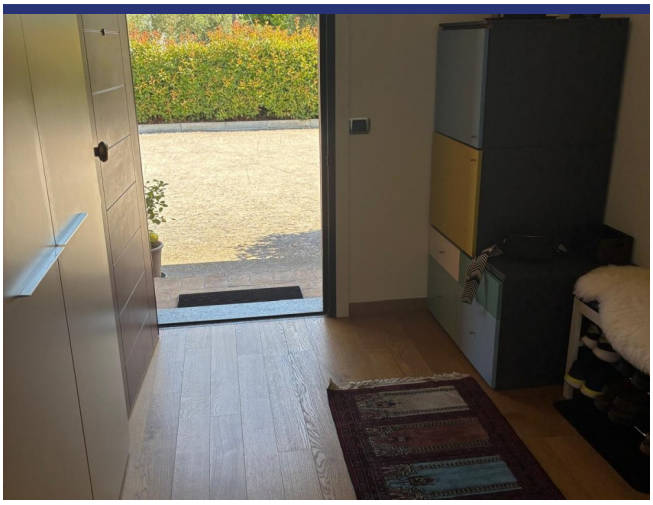
Pictures

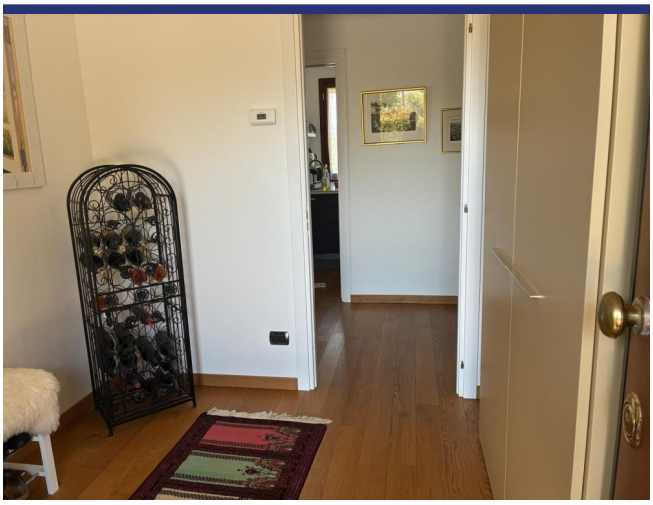




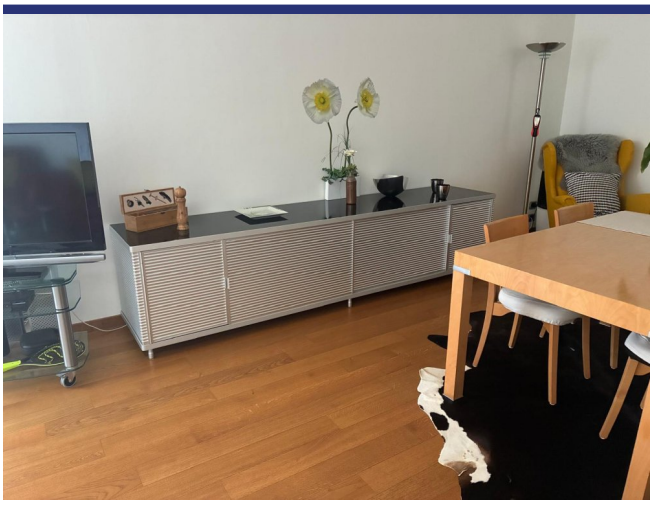














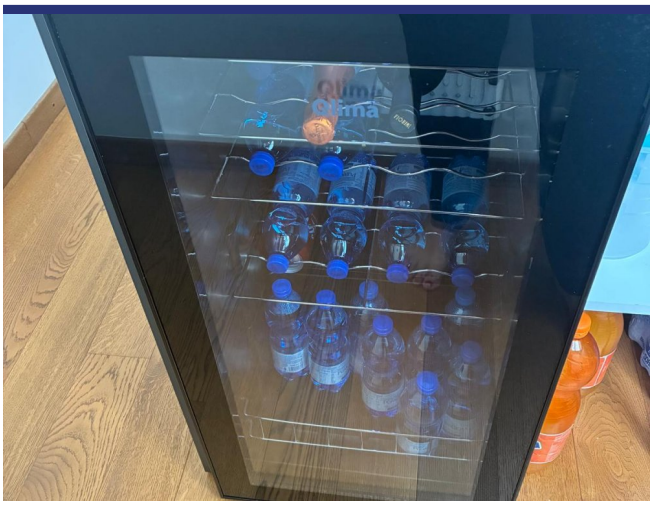








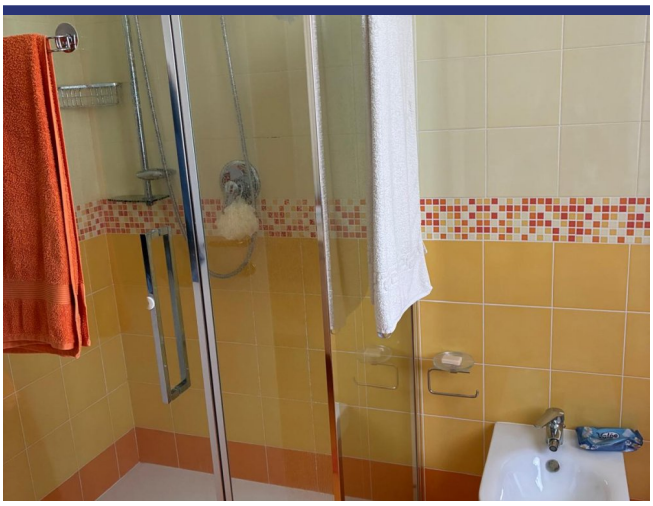






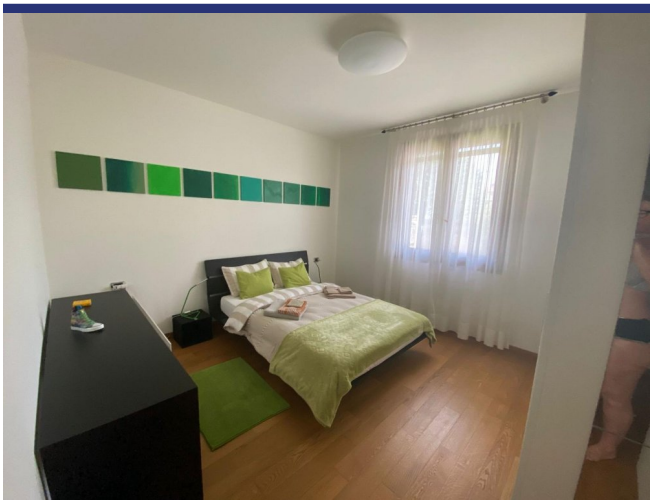












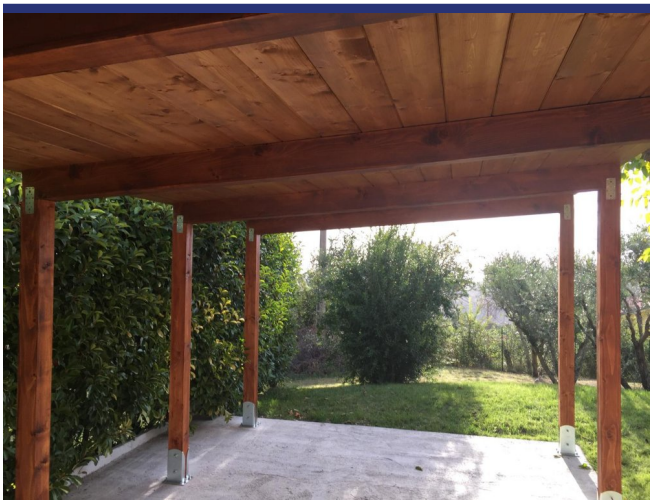






































Location & Details



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

- Reference: 6647
- Villa/Farmhouse
- Apartement/In borgo
- Village House/Cottage
- Panoramic View
- 30 km to Sea
- 6 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Pool: Yes
- Asking Price: € 475.000

- Floorspace: 97 m^2
- SQM Plot: 1500 m^2
- Bedrooms: 2
- Bathrooms: 1
- 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?

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.