

# Le Marche

## Loro Piceno

Ref. 4771: Charming villa located in the Italian countryside

Asking Price: € 240.000



# Description

## VILLA SALSATO

### The Villa

Charming villa located in the Italian countryside surrounded by nature and with stunning views over the Marchigiani hills.

The villa has 170 m<sup>2</sup> of floor space divided over two floors. On the ground floor there is a large open space area, a bedroom and a bathroom. You can reach the first floor by outdoor stairs or indoor stairs. Here there is a large living room area with a beautiful balcony that looks over the rolling hilltops. There is a kitchen, a second bedroom and a bathroom.

On the ground floor there is also a laundry/garage room.

### Outside

The villa sits on 1.6 hectares meters of land. There is the possibility to add a swimming pool.

Under the balcony of the first floor there is a portico, perfect for outdoor dining.

There are two small outbuildings, which can be used as a garage and additional storage areas.

### Location

While private and immersed in nature the villa is a short 4-minute drive, 20 minutes by foot, from the centre of Loro Piceno, a medieval town complete with restaurants, bars and shops. Other stunning towns, such as Urbisaglia, San Ginesio and Macerata are respectively, a 10-, 20- and 30-minute drive away. The Adriatic seaside is a 40-minute drive away. The airport of Ancona and Perugia are both 1 hour away.

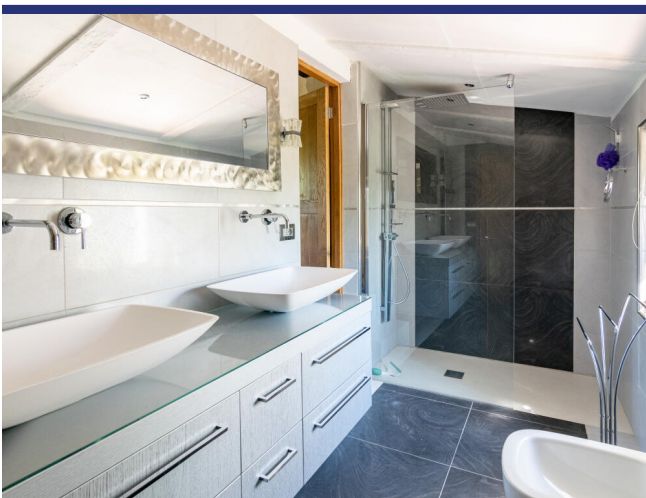
# Pictures





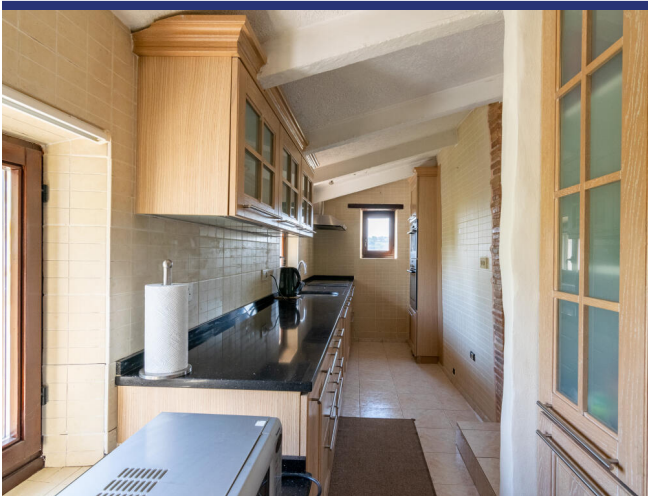








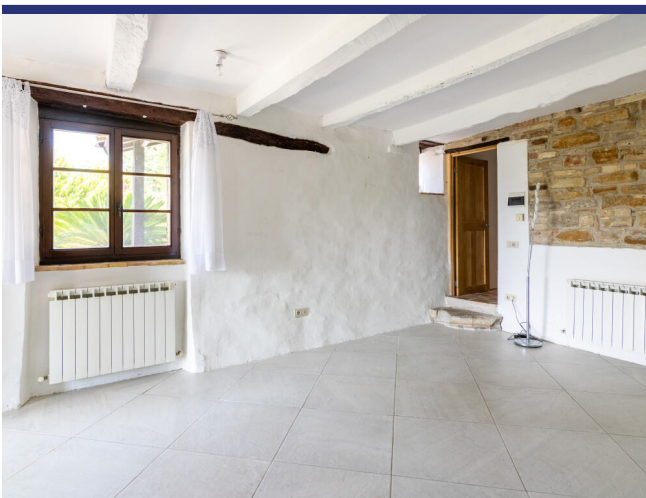


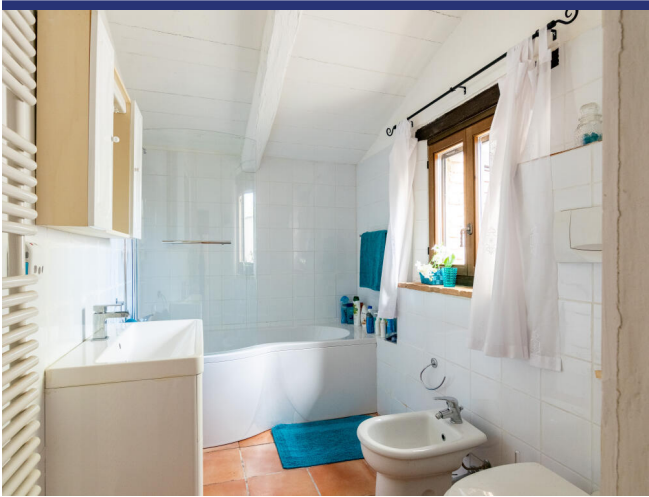




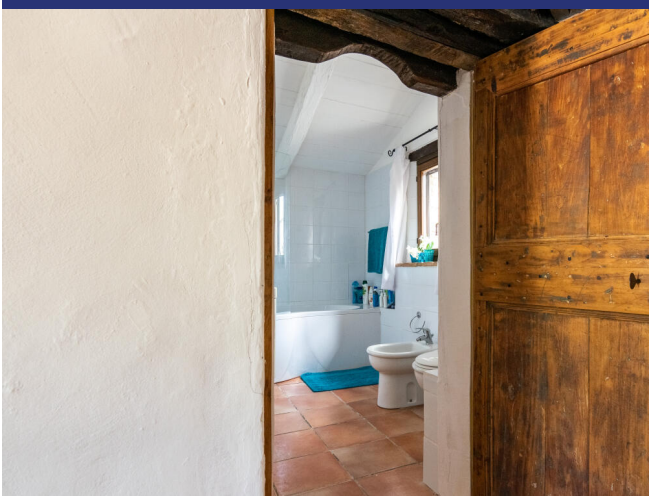














# Location & Details



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

- Reference: 4771
- Villa/Farmhouse
- Panoramic View
- 35 km to Lake
- 45 km to Sea
- 1 km to Village
- Garden
- Terrace
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 240.000
- Floorspace: 170 m<sup>2</sup>
- SQM Plot: 16000 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Good
- Status:

# 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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