# Le Marche

## Loro Piceno

Ref. 6570: Newly built energy-efficient farmhouse with two apartments, panoramic views and customisation potential in Le Marche.
Asking Price: € 290.000

# Description

Set amidst the rolling hills of Le Marche, Casa Antonella is a newly built Marche-style farmhouse offering panoramic countryside views and modern, energy-efficient living. Located near the charming villages of Loro Piceno and Sant'Angelo in Pontano, the property enjoys a peaceful rural setting with excellent accessibility via well-maintained municipal roads.

Built in accordance with the latest anti-seismic regulations and awarded an Energy Class A rating, the farmhouse combines traditional architectural character with contemporary construction standards. One of its most attractive features is the opportunity to customise part of the property, making it suitable for a variety of residential or hospitality purposes.

The farmhouse is divided into two independent apartments, each with its own private entrance, making it ideal for multi-generational living, guest accommodation or a small bed & breakfast.

The ground floor offers approximately 95 m² of living space and is largely finished. It comprises an open-plan kitchen, dining and living area, three additional rooms suitable as bedrooms, offices or flexible living spaces, and two bathrooms, one of which is ready for completion by the new owner.

The living area opens onto a spacious 34 m² covered portico, providing an ideal setting for outdoor dining while enjoying the surrounding landscape. An additional entrance hall of approximately 11.5 m² completes this level.

The first floor offers approximately 127 m² and is currently in shell condition (a grezzo), allowing the future owner to complete the layout and finishes according to their own requirements. The floor also benefits from a generous 24 m² panoramic balcony overlooking the countryside.

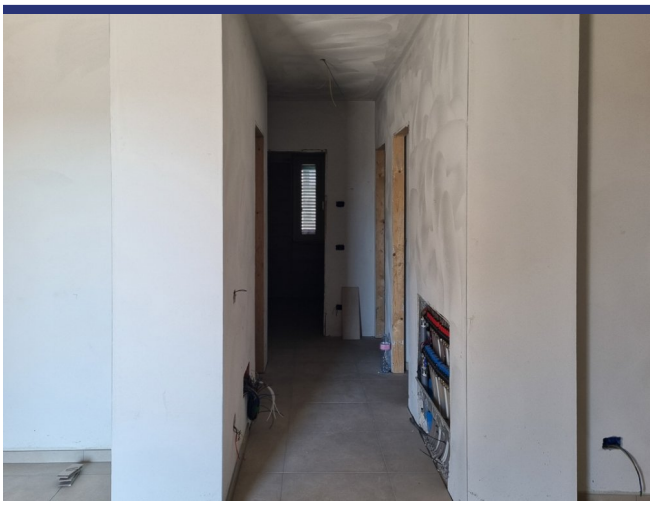
Above the first floor is a further 127 m² attic, also in shell condition and included as part of the upper apartment, offering additional living or storage potential.

The property is offered with approximately 2,270 m² of land surrounding the farmhouse, providing ample space for gardens, terraces or outdoor living. There is also the option to purchase the property with a total of 11,090 m² of land, creating even greater privacy and opportunities for agricultural or recreational use.

Casa Antonella enjoys a peaceful location in the countryside between Loro Piceno and Sant'Angelo in Pontano, surrounded by the characteristic rolling hills of Le Marche. Everyday amenities are just a few minutes away, while the Adriatic coast can be reached in approximately 40 minutes.

Offering modern construction, flexible living arrangements and the opportunity to complete the upper floor according to your own vision, Casa Antonella is well suited as a permanent residence, holiday home or property with rental potential in the heart of Le Marche.

# Pictures



# Location & Details

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

- Reference: 6570
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 5 km to Village
- Garden
- Terrace
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 290.000

- Floorspace: 349 $m^2$
- SQM Plot: 2270 $m^2$
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Newly built
- 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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