Le Marche

Massa Fermana

Ref. 6494: Casa La Grotticella is a renovated house in Le Marche with beautiful views, a quiet location, and equipped with a swimming pool and olive trees.
Asking Price: € 385.000



Description

Nestled on the edge of the charming hamlet of Villa Berarde, within the municipality of Massa Fermana, Casa La Grotticella is a beautifully restored house offering authenticity and sweeping countryside views. This characterful property has been thoughtfully renovated to a high standard, blending traditional Italian charm with modern comfort.

Acquired in 2011 and fully renovated in 2013, the property benefits from all necessary permits and structural upgrades, including a new roof and seismic reinforcement. All utilities—gas, water, and electricity—have been completely renewed, alongside new windows, glazing, and shutters throughout.

Set within a peaceful yet accessible location, the house forms the final unit of a small row. The adjoining buildings are used solely for storage by a local owner and are not inhabited, ensuring tranquility. Friendly Italian neighbors nearby provide a reassuring presence when the property is not in use.

Accessed via an electrically operated gate, the property immediately opens onto a breathtaking panorama of the rolling Marche hills. A well-maintained municipal access road ensures year-round convenience.

The house offers approximately 160 sqm of living space across three floors:

- Ground Floor: welcoming entrance leading into a spacious living and dining area with open kitchen, fireplace, and wood-burning stove. A bathroom with shower, toilet, bidet, electric boiler, and washing machine completes this level.
- First Floor: two generously sized bedrooms and a bathroom with shower, toilet, bidet, and electric boiler.
- Second Floor: two further large rooms and a bathroom featuring a bathtub, toilet, and bidet.

Each bathroom is equipped with infrared heating panels for added comfort.

Casa La Grotticella excels in outdoor living. A large covered terrace has been cleverly created within the original stone walls of a former storage structure, offering a unique and atmospheric space for dining and relaxation. A second open terrace sits above a storage area, providing additional outdoor enjoyment.

A paved access ramp offers parking for up to three vehicles, leading down to a covered storage area below.

Set within approximately half an hectare of land (subject to confirmation), the grounds include:

- 64 olive trees
- A section of woodland

Among the olive trees lies a beautiful saltwater swimming pool (8 x 4 m), installed in 2016. The pool features electrolysis, a jetstream system, and is surrounded by two terraces. All equipment is included,

such as summer and winter covers, cleaning equipment, and an outdoor shower.

Additional features:

- Fully furnished, including nine beds and wardrobes
- A significant portion of the furniture consists of carefully selected antique pieces, enhancing the home's authentic Italian character
- Equipped kitchen with stove, refrigerator, and dishwasher
- Peaceful, private setting with expansive views
- Move-in ready condition

Pictures





























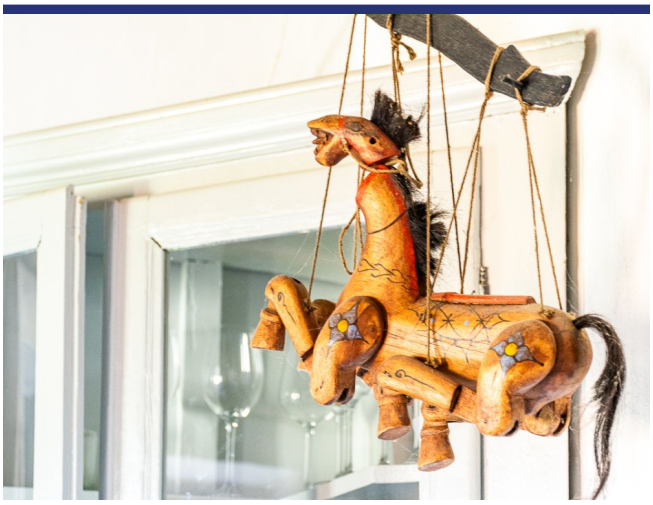


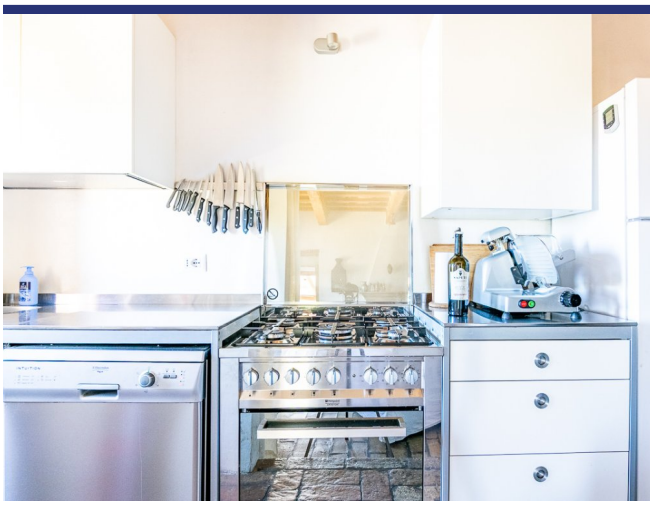










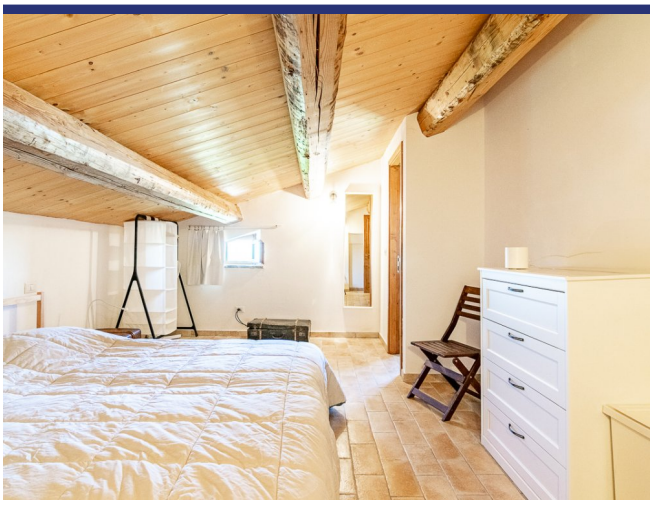




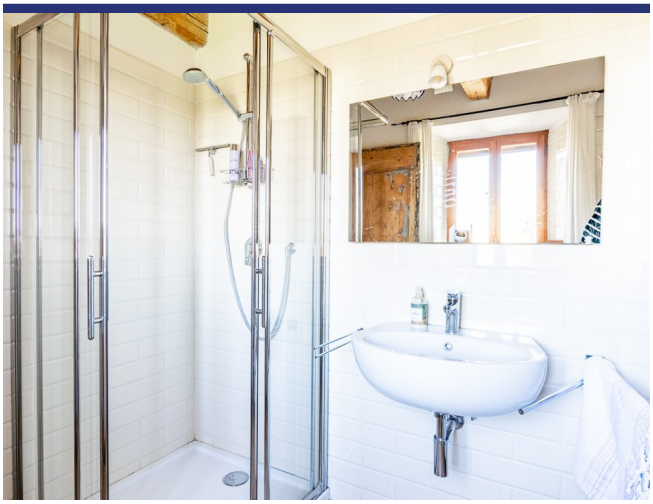


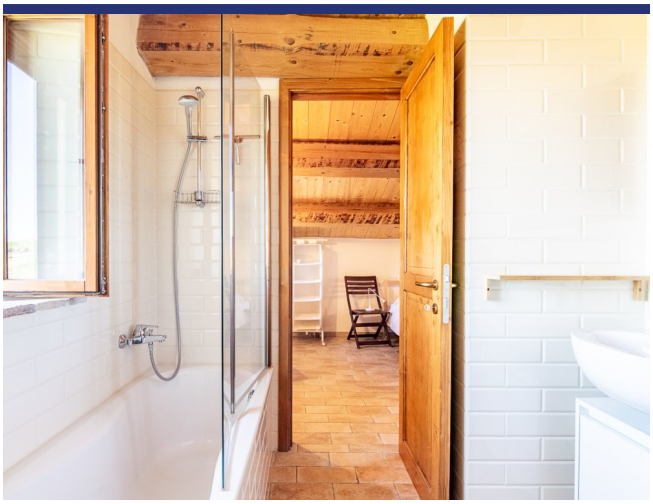


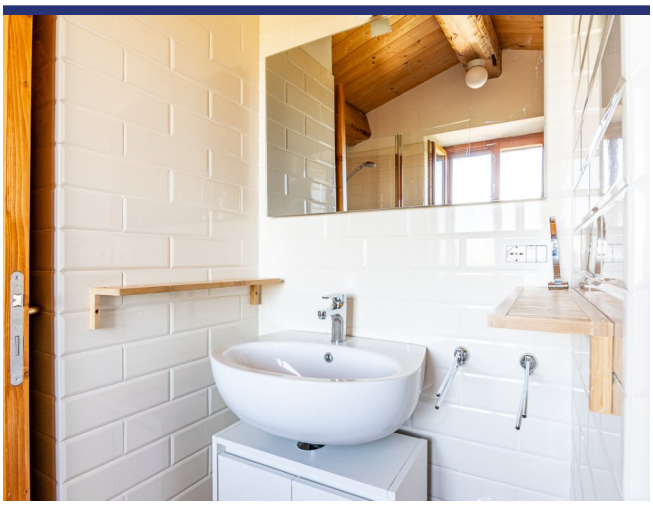














Location & Details



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

- Reference: 6494
- Villa/Farmhouse
- Apartement/In borgo
- Panoramic View
- 30 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 385.000

- Floorspace: 160 m^2
- SQM Plot: 4500 m^2
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: 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.

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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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