# Le Marche

## Mergo

Ref. 3703: Nice restored B & B with 4 guest accommodations
Asking Price: € 460.000



# Description

Restored authentic original farm house, in use as B & B with a spacious owner-apartment and 4 guest accommodations, 1 of which are detached. The house is situated in a quiet but not isolated location 2.5 km from a nice old town with the most important daily amenities. The originally natural stone farm was carefully restored a few years ago using the original materials and with an eye for original details. On the more than 2000m2 plot, next to the main building are the detached guest house, a spacious barn and an old restored pizza oven. On the first floor there is the spacious entrance with the original fireplace, the owners apartment consisting of a spacious living room, bedroom and bathroom, a breakfast room for guests and a linen room. On the ground floor are three cozy apartments situated each with their own bathroom with double sink, toilet, bidet and shower. Each apartment has its own entrance with terrace. For the guests there is a small living room with pantry and in connection a covered terrace exclusively for the guests. Finally, on the ground floor is the 'cantina' that is used as storage. The detached 2 + 2 guest house of 50m2 consists of a sleeping area with a double bed, a sitting area with a wood stove and a 2-person sofa bed. It has a fully equipped kitchen with dining area, a bathroom with walk-in shower, toilet and sink. This apartment has a private garden with terrace and parking. The house can be used as a residence with the possibility to receive guests, but can also be run as a B & B. There is a permit for B & B present. Around the house is a rural garden with fruit trees and several terraces. The house is heated on the cold days with pellet- and gas heaters and has satellite TV and internet. From the lovely garden you have a beautiful and sunny view of the surrounding farmlands. There is ample parking on site.

# Pictures

















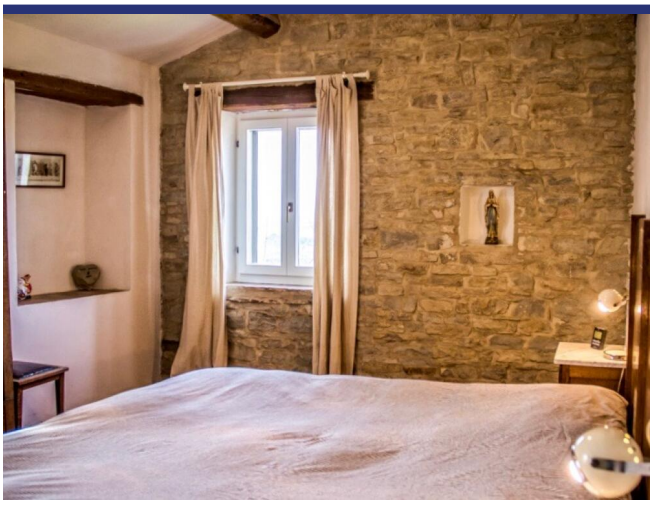




























# Location & Details




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

- Reference: 3703
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 460.000

- Floorspace: 300 $m^2$
- SQM Plot: 2139 $m^2$
- Bedrooms: 6
- Bathrooms: 5
- Rental Potential: Good
- Condition of the Property: 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?

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