Le Marche

Montefalcone Appennino

Ref. 6358: Charming restored stone house with 2,000 m² garden and breathtaking panoramic views, fully furnished and move-in ready.
Asking Price: € 300.000



Description

Set in a splendid hillside position between Montefalcone Appennino and Santa Vittoria in Matenano, Casa Falcone is a beautifully restored stone house that offers an exceptional blend of authenticity, comfort and natural beauty. The property is reached via an easy municipal road that winds through evocative woodland, creating an immediate sense of tranquillity and seclusion.

The house sits on the edge of a tiny historic rural hamlet, enjoying a predominant south-east orientation and uninterrupted views over the Aso Valley, its gentle ridgelines and the medieval hilltop villages scattered across the landscape. The private garden of approximately 2,000 sqm is arranged in terraces, providing charming outdoor spaces for dining, relaxing and enjoying the scenery.

Restored in 2009 with great care and respect for the original character, the property combines traditional stone architecture with modern comforts and elegant interior styling. Every detail has been thoughtfully considered, from colours and finishes to lighting, furnishings and decorative objects—resulting in a warm, peaceful and welcoming atmosphere both inside and out.

The house is arranged over two floors for a total of 143 sqm (gross). Ground Floor: a cosy living room with wood-burning fireplace, a fully equipped kitchen with generous work surfaces, a Falcon combined cooker, dishwasher, washing machine, and a large ceramic sink positioned beneath a panoramic window. The adjacent dining area can serve as an additional bedroom when needed. Also on this level, with independent external access, is a small service bathroom with outdoor shower—perfect for the summer months. First Floor: the master bedroom, a twin guest bedroom, and a beautiful bathroom with bathtub, all finished with high-quality Devon & Devon fittings.

Outside, a charming pergola with table and seating offers the ideal spot for al fresco meals and relaxation.

The property is equipped with all essential utilities: 6 kW electricity supply, mains water connection, LPG gas central heating and a wood-burning fireplace. The house is offered for sale fully furnished, with only a few personal items excluded.

Pictures



















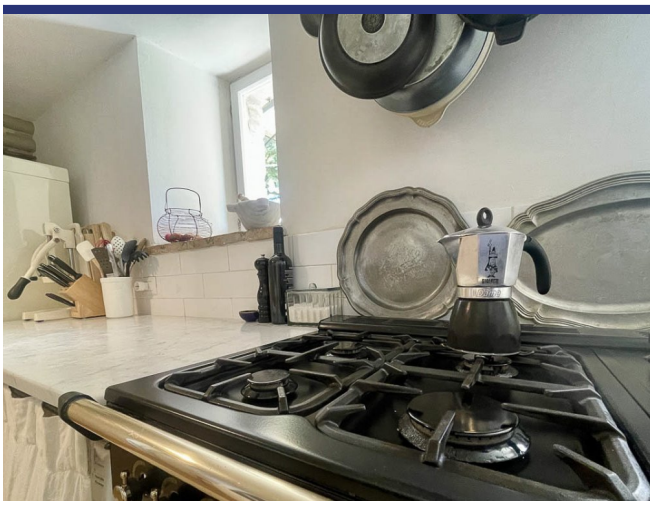






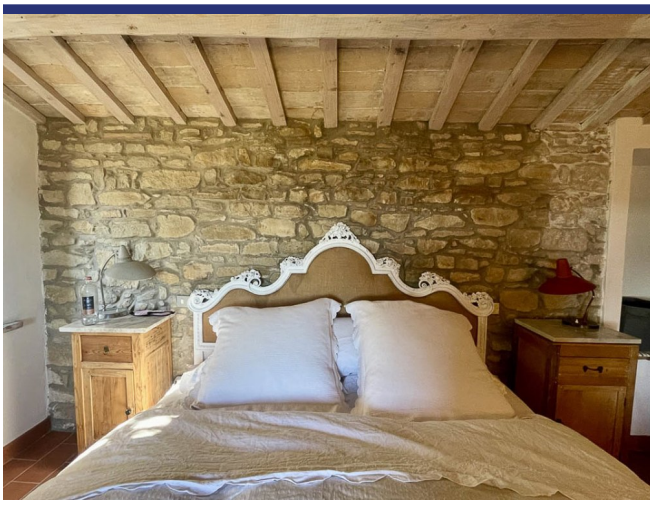








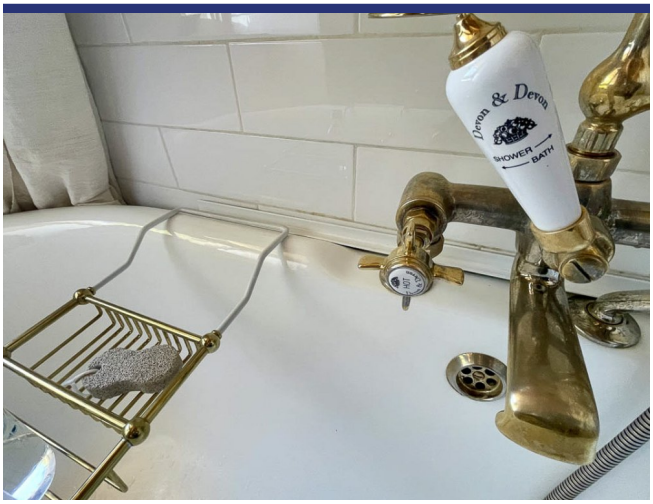








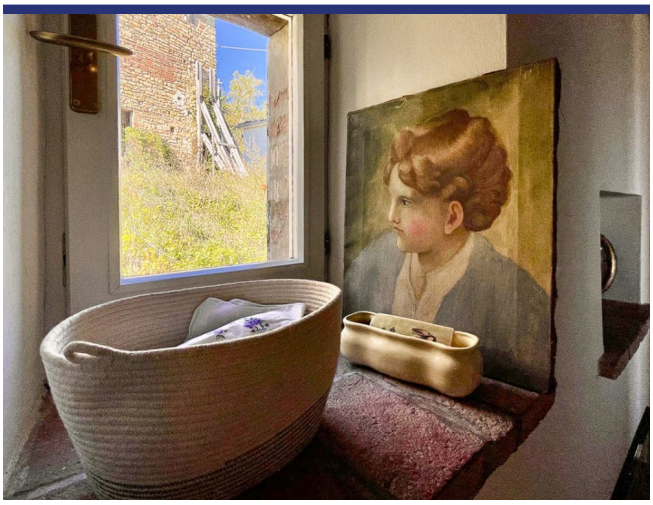



Deron & Deron
SHOWER
BATH









Location & Details



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

- Reference: 6358
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Central Heating
- Asking Price: € 300.000

- Floorspace: 143 m^2
- SQM Plot: 2000 m^2
- Bedrooms: 3
- Bathrooms: 2
- Condition of the Property: Fully restored
- 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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