

# Le Marche

## Montefiore dell'Aso

Ref. 5326: Villa with pool and five self-contained studios.

Asking Price: € 565.000



# Description

Near to the charming town of Montefiore dell'Aso is Villa Giovanni. It is an elegant villa with stunning views over the hills to the Adriatic Sea.

The entrance is a gate and then through a lane bordered with trees and plants to the villa's main entrance.

On the ground floor, the villa has two living rooms with fireplace, dining kitchen with access to the veranda, four bedrooms all with French doors to the garden and four bathrooms. In the basement are the technical and service rooms, laundry, a garage and storage room.

The accommodation section next to the villa, built more recently, consists of five self-contained studios with kitchenette, bathroom and private loggia, and direct access to the garden and swimming pool.

The roof of the accommodation is a large, covered terrace, ideal for breakfast, lunch or dinner "al fresco".

Villa Giovanni can be easily extended thanks to the presence of other rooms and service bathrooms that are currently unfinished, allowing the construction of a kitchen for catering activities.

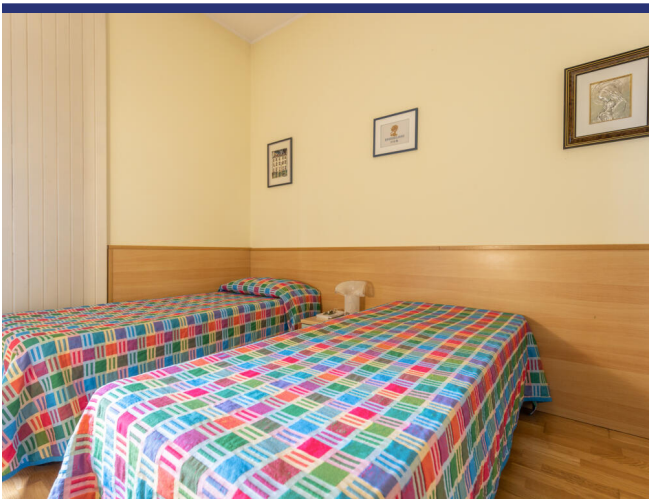
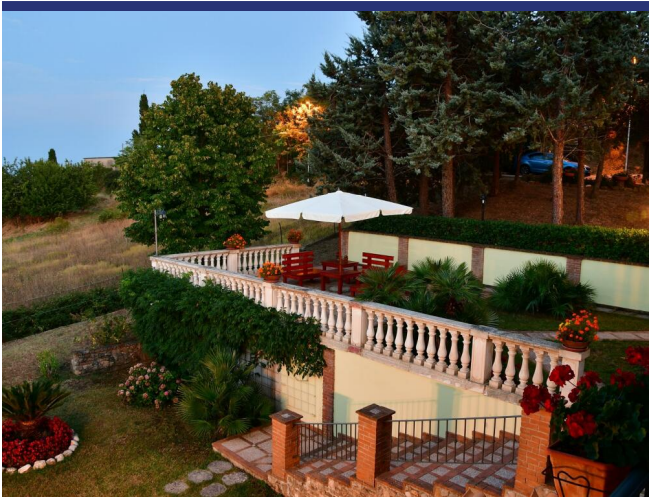
The large garden of about 5,000 m2 with swimming pool is ideal for receptions or parties in fine weather.

# Pictures







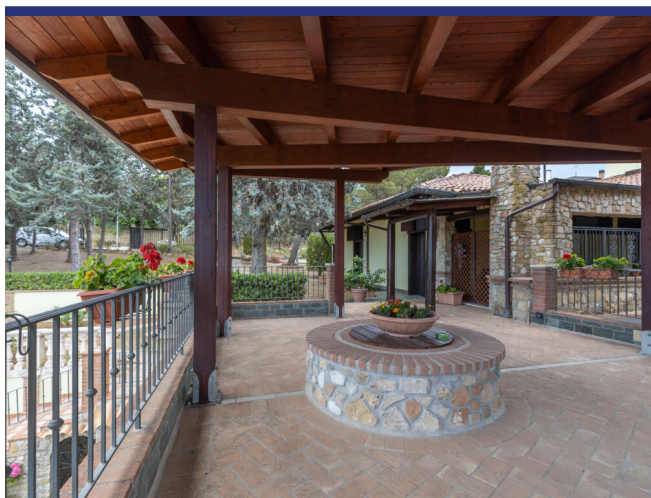










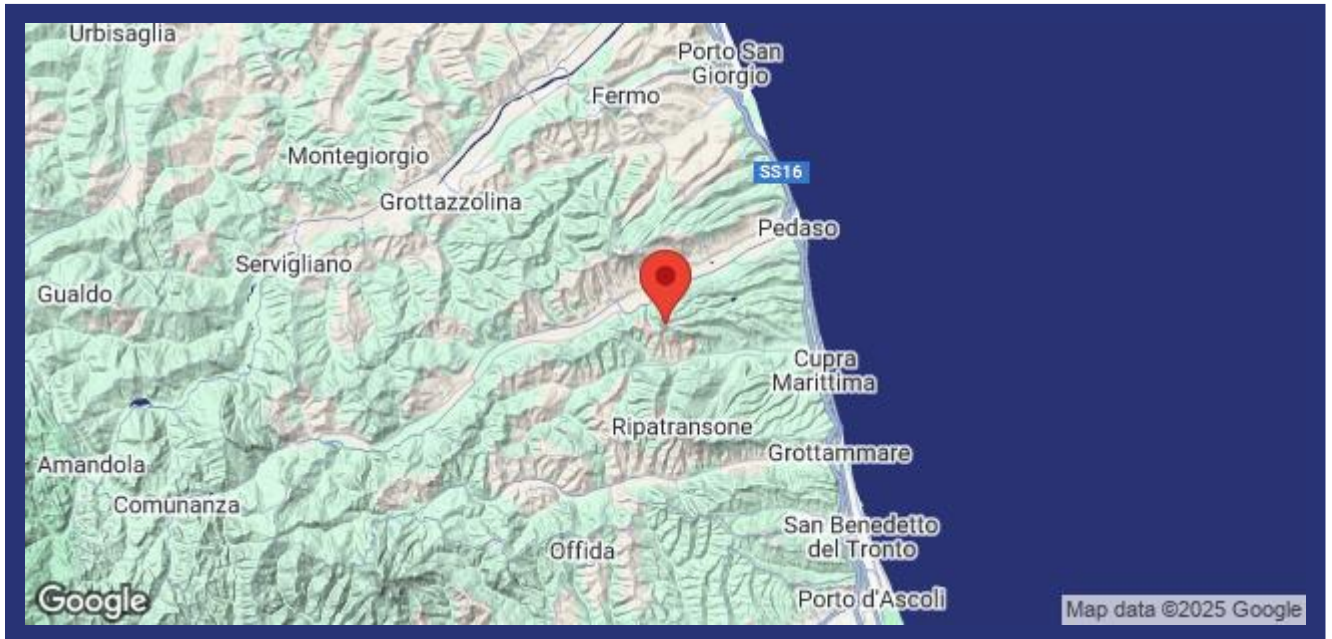








# Location & Details



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

- Reference: 5326
- B&B/Agriturismo
- Seaview
- Panoramic View
- 5 km to Sea
- 3 km to Village
- Garden
- Terrace
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 565.000
- Floorspace: 490 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Bedrooms: 9
- Bathrooms: 9
- Rental Potential: Very good
- Condition of the Property: Good
- 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

