# Le Marche

## Montegiorgio

Ref. 2196: Villa with office and workshop
Asking Price: € 600.000

# Description

Villa Tacconelli consists of three distinctive parts; town house (225 m2) with terrace, office (75 m2) and workshop (90 m2). Furthermore, it has a large garage (75 m2) and storage (40 m2). All in a good condition although the workshop needs attention.

There is a small city garden and a nice view on Grottazzolina and on a clear day you can see the Adriatic coast. The house is well maintained is can be (or in fact is) divided in two parts; on the first and second floor you will find a modern and well maintained house with an impressive marble staircase. Here you will find three large bedrooms. On the lower floor (below street level) is in fact a second apartment which is more rustic and traditional. This is the older part of the house with a very characteristic cantina still in the original state.

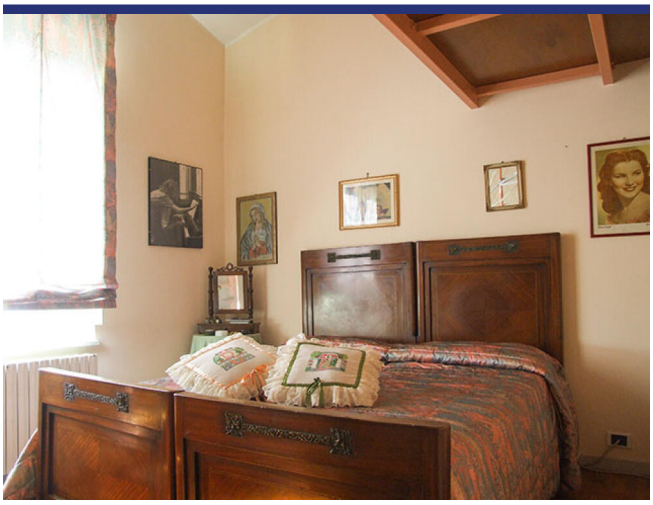
Next-door, but attached, you will find the office with three large rooms. The owner, a lawyer, is still using the office together with his associates.

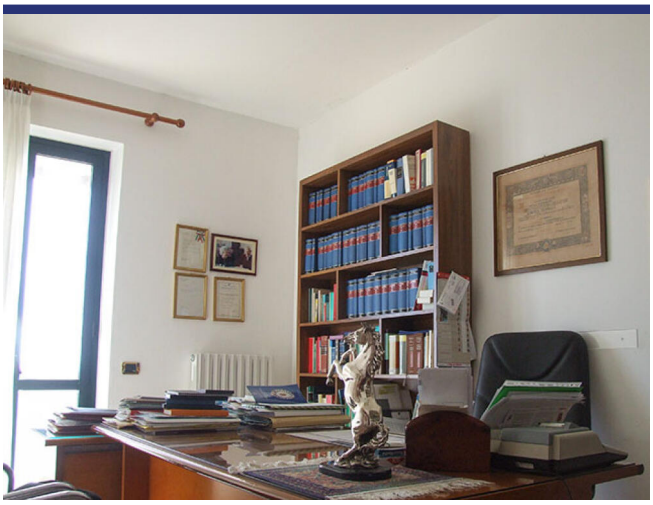
At the other side you will find the large workshop; a huge and high open space of 75 m2. It has been used as a workshop by car mechanic but currently it is not used and empty.

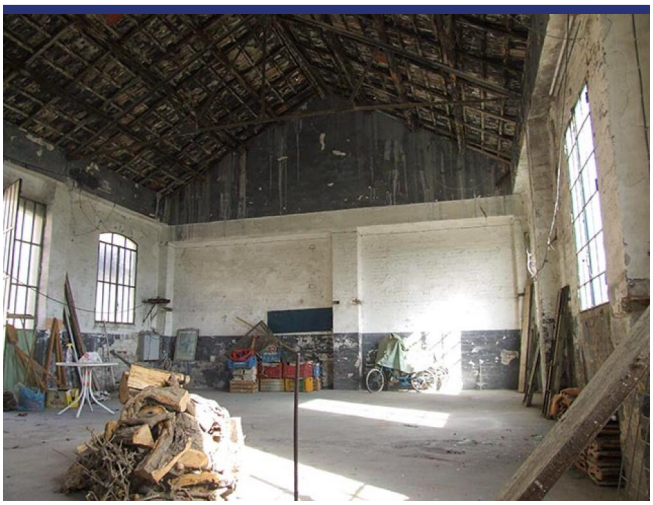
Below the villa, below street level, you will find a large garage and storage.

Villa Tacconelli is a real multipurpose property and suitable for people who are looking for living space combined with commercial space. The location is perfect for developing commercial activities; on the edge of Montegiorgio and along the provincial road.

# Pictures







# Location & Details

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

- Reference: 2196
- Villa/Farmhouse
- 30 km to Sea
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Asking Price: € 600.000

- Floorspace: 600 $m^2$
- SQM Plot: 3000 $m^2$
- Bedrooms: 14
- Bathrooms: 3
- 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 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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