

# Le Marche

## Monterubbiano

Ref. 2772: B&B Luisa fully licensed and operating B&B  
Asking Price: € 380.000



# Description

B&B Luisa is a fully licensed and operating B&B near the town of Monterubbiano. At the moment, there are four apartments. Each apartment has a kitchen and bathroom and it is possible to rent out these apartments without offering the B&B services. There are two apartments on the ground floor and the other two on the first floor. However, each apartment has its own entrance.

The structural condition appears to be fine. The roof has been renovated ten years ago. It would be possible to run the B&B without any further investment. However, the property could use some "touching up" and with some proper (re)decorating and modernisation you could turn the property in a lovely country house.

According to the owners, the surrounding two sheds are registered and could be converted in even more living area. There is also a project made for the construction of a swimming pool. There is ample land with the property; 8 hectares in total with some 2000 nut trees (used for furniture).

The views are great with an open view on the Sibillini mountains. At the same time, you are only ten minutes away from the beach. This is the perfect location for those who would like to start a business and would like to hit the ground running.

# Pictures

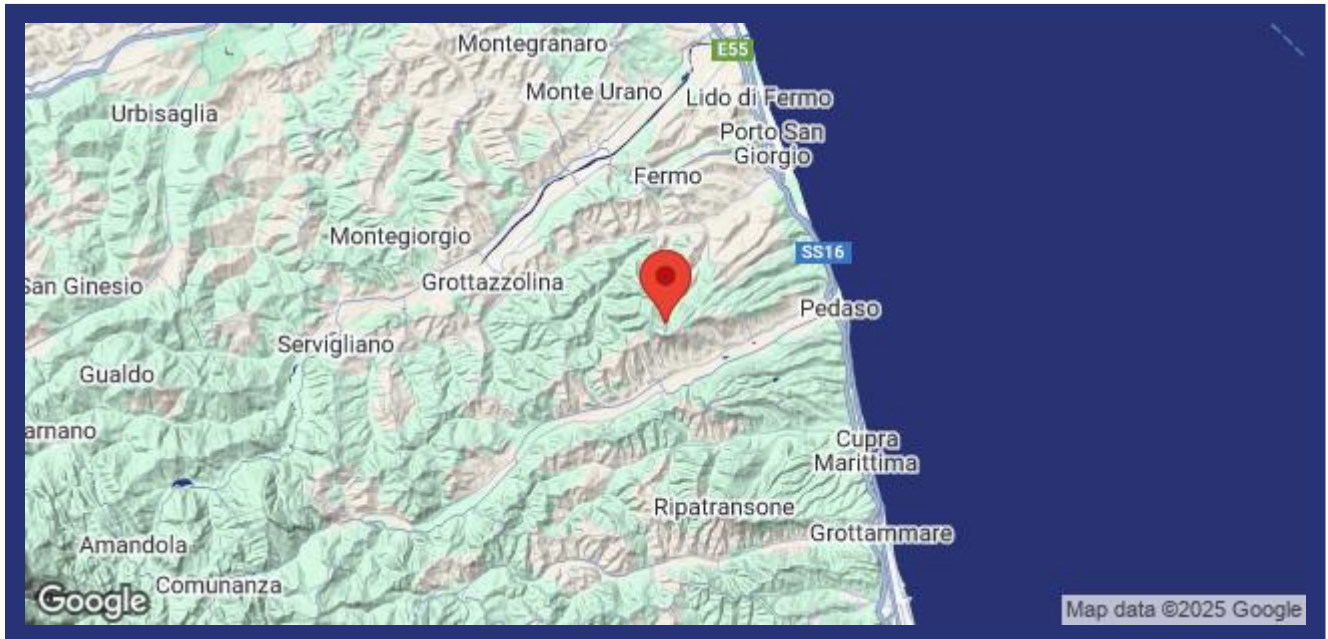








# Location & Details



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

- Reference: 2772
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 15 km to Sea
- 15 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 380.000
- Floorspace: 180 m<sup>2</sup>
- SQM Plot: 80000 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Acceptable
- Condition of the Property: Acceptable
- Status: Temporarily not for sale

# 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?

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