Le Marche

Penna San Giovanni

Ref. 6433: A secluded, energy-class-A country home with panoramic mountain views, 7 hectares of land, and excellent future development potential.
Asking Price: € 325.000



Description

Set in a quiet and secluded position with no through road, Casa Paolina is an A energy-rated property that enjoys complete privacy and outstanding views of the Monti Sibillini. The nearest village, Penna San Giovanni, with a supermarket and amenities, is just 2.7 km away, while the closest neighbouring property is approximately 600 metres distant.

Externally, the house features beautiful traditional brick and stone walls in keeping with local architecture, while internally it offers light-filled, modern living spaces designed for comfort and efficiency.

The land extends to around 7 hectares (70,000 sqm) and borders directly the river Tennacola, located about 290 metres from the house. Approximately 1.5 hectares consist of woodland, providing a plentiful firewood supply of around 30 cubic metres.

The building was completed in 2005 and offers approximately 126 sqm of living space arranged over three levels. It benefits from energy class A certification, a low heating requirement of 39 kWh/sqm/year, and excellent earthquake resistance.

On the ground floor there is a very bright living room and a kitchen, creating a welcoming and practical living area. The interiors are finished with cream-coloured floor tiles laid in a Romanesque pattern throughout, creating a harmonious and elegant feel.

Each floor has its own bathroom, with separate WCs on the ground floor and third floor. The second floor features a spacious bathroom with double washbasins and a shower. There are two large bedrooms, located on the second and third floors respectively.

The house is equipped with a Vaillant gas boiler with buffer storage, solar thermal panels, a 3 kWp photovoltaic system, and underfloor heating throughout. Additional features include a freestanding fireplace, an LPG tank with a capacity of 1,800 litres, satellite television, and high-speed internet via Starlink.

The exterior walls, with a total thickness of 70 cm, are constructed of perforated brick, rock wool insulation, a ventilated air cavity, and natural stone.

The property is served by a biological wastewater treatment system suitable for up to 10 people, as well as two water cisterns with a combined capacity of 15 cubic metres. The house may be sold partially furnished by separate agreement.

Outside, there is a solidly built carport with three parking spaces and a three-room workshop underneath. A swimming pool is in advanced planning stages. Additionally, the property includes a municipally registered ruin of approximately 300 sqm, for which reconstruction is permitted.

Included in the sale are stocks of approximately 15 cubic metres of Mattoni bricks and around 60 cubic metres of dressed natural stone recovered from the ruin, offering excellent potential for future restoration or construction projects.

Pictures









































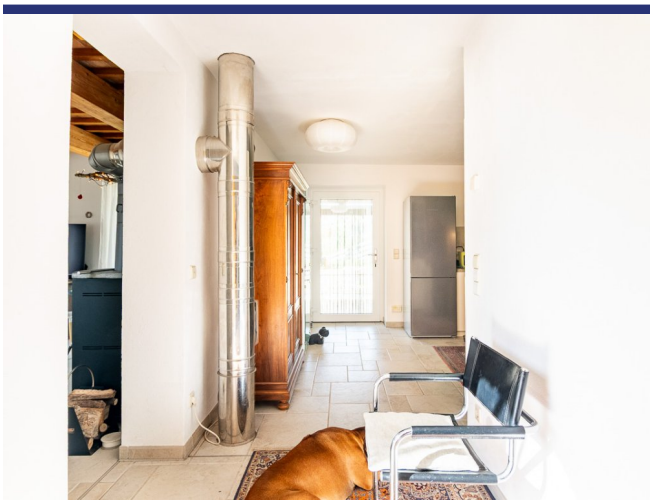








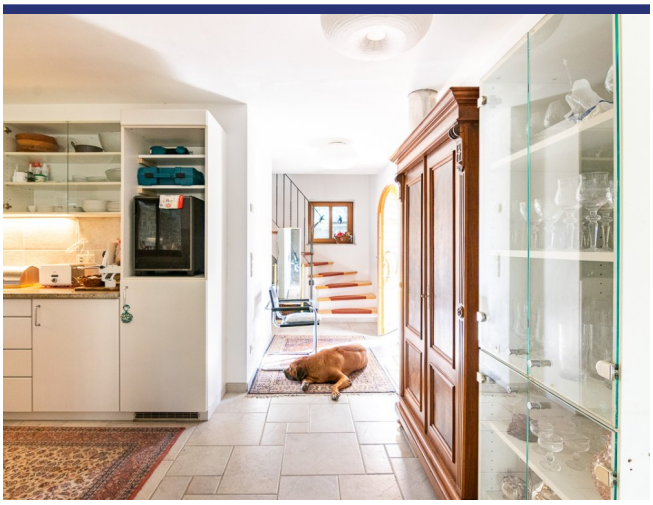


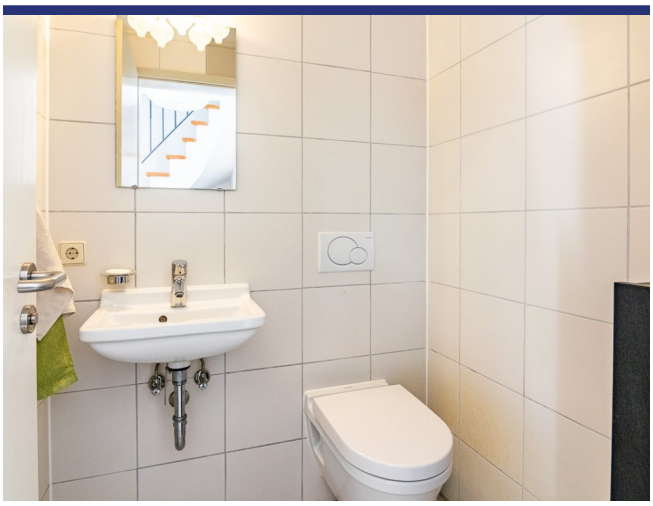


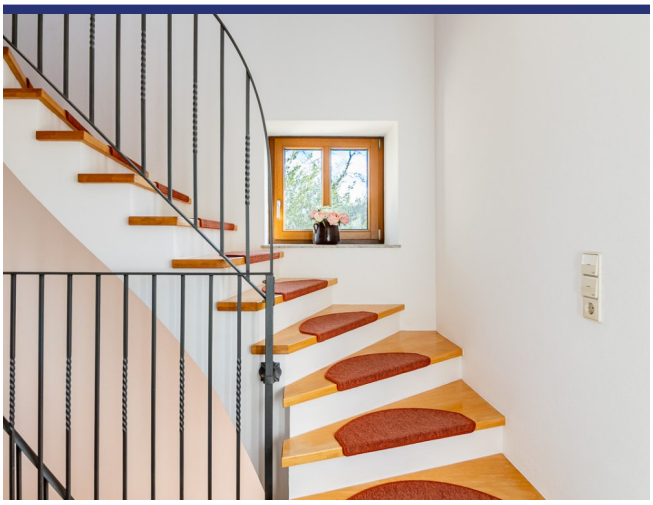






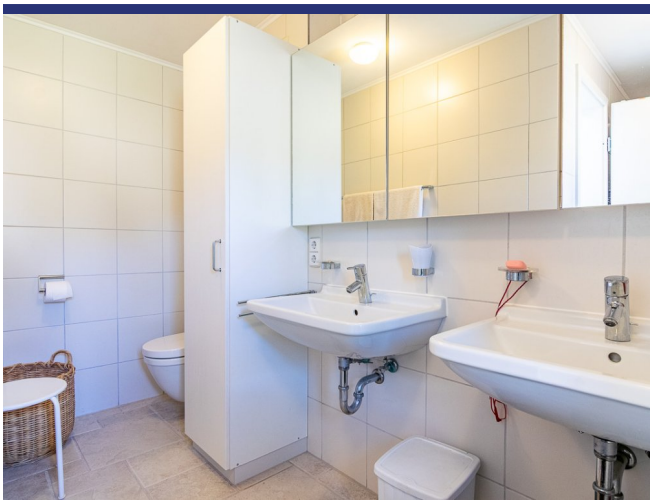


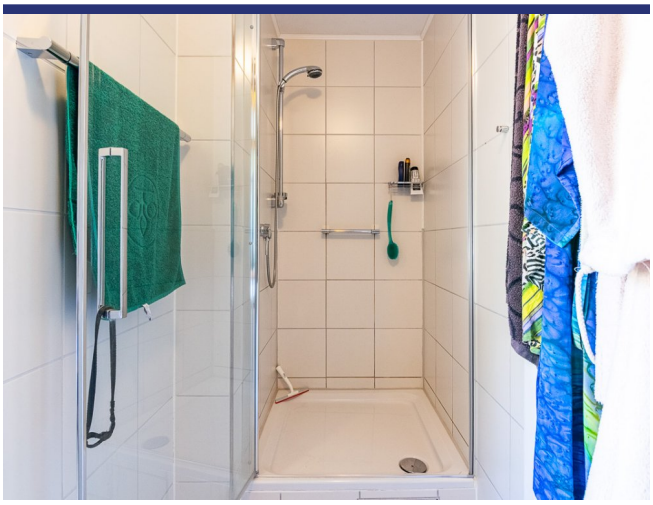


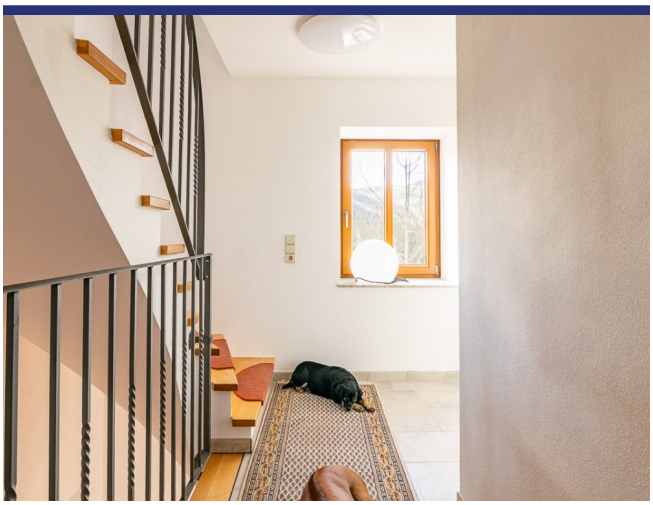
























Location & Details



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

- Reference: 6433
- Villa/Farmhouse
- Panoramic View
- 40 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 325.000

- Floorspace: 126 m^2
- SQM Plot: 70000 m^2
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: Very 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

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

info@italiacasa.net
www.italiacasa.net



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